



201406120059

When recorded return to:
Javan James, Lynelle James, Brian Swanson and Julie Swanson
400 West Sunrise Drive
Lynden, WA 98264

Skagit County Auditor \$74.00
6/12/2014 Page 1 of 3,10:45AM

Recorded at the request of:
Guardian Northwest Title
File Number: A107675

Statutory Warranty Deed *A107675*
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Mike Ryan and Sara Ryan, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brian Swanson and Julie Swanson, husband and wife and Javan James and Lynelle James, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 18, Township 35 North, Range 11 East; Ptn. NE SE

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P46181, 351118-0-030-0090

Dated 6/04/2014

Mike Ryan
Mike Ryan

Sara Ryan
Sara Ryan

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20142034
JUN 12 2014

STATE OF *Arizona*
COUNTY OF *Maricopa* } SS:

Amount Paid \$ 539.⁰⁰
Skagit Co. Treasurer
By *Nam* Deputy

I certify that I know or have satisfactory evidence that Mike Ryan and Sara Ryan, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: *6-9-14*

Deborah Hudson
Printed Name:
Notary Public in and for the State of *Arizona*
Residing at *14571 W Grand Ave*
My appointment expires: *6-3-17*

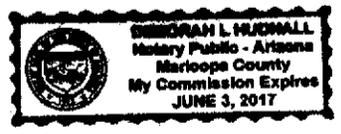
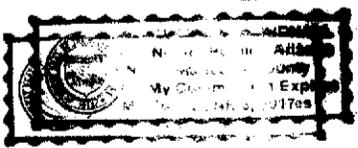


EXHIBIT A

That portion of the Northeast ¼ of the Southeast ¼ of Section 18, Township 35 North, Range 11 East, W.M., described as follows:

Beginning at a point where the East line of Jordan Creek Logging Road running North and South through said subdivision intersects the centerline of Jordan Creek near the North line of said subdivision;

thence South along the centerline of said creek, 490 feet;
thence West to the West line of said Jordan Creek Logging Road;
thence North along logging road to the point of beginning,

EXCEPT that portion conveyed to Skagit County by deed recorded February 24, 1969, under Auditor's File No. 723522.



EXHIBIT "B"

EXCEPTIONS:

A. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Jordan Creek

B. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

C. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: February 26, 2007
Auditor's No.: 200702260188



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Skagit County Auditor

\$74.00

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