

When recorded return to:
Jennifer Swift
6369 Section Avenue
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A107518



201408080095

Skagit County Auditor

8/8/2014 Page

1 of

2 3:36PM

\$73.00

Statutory Warranty Deed

A107518-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Phyllis Ann Merchant, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jennifer Swift, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 6, Township 35 North, Range 2 East; Ptn. S 1/2 NW 1/4 (aka Tr. A, SP #58-76)

Tax Parcel Number(s): P32723, 350206-0-006-0203

Tract A of SHORT PLAT NO. 58-76 as approved November 8, 1976 and recorded in Volume 2 of Short Plats, page 12, under Auditor's File No. 848669, records of Skagit County, Washington; being a portion of the South Half of the Northwest Quarter of Government Lot 4, Section 6, Township 35 North, Range 2 East of the Willamette Meridian.

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 "A" attached hereto

Dated 7/30/2014

Phyllis Ann Merchant
Phyllis Ann Merchant

2014 2882
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 08 2014

Amount Paid \$ 2799.00
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Phyllis Ann Merchant, the persons who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8-6-14

Vicki L. Hoffman
Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, WA
My appointment expires: 10/08/2017

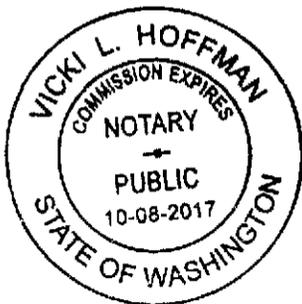


EXHIBIT A

EXCEPTIONS:

A. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Howard Tuttle and Ruth M. Tuttle, husband and wife
Recorded: July 13, 1959
Auditor's No.: 583048
Affect: The West 10' of the subject property
As Follows:

Subject to reservation of easement for road purposes over any portion thereof now in use as an existing road, including right of use thereof by the grantors, their heirs, grantees and assigns. The warranties herein contained do not extend to any portion of the within property now used for existing road.

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat 58-76
Recorded: January 4, 1977
Auditor's No.: 848669

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Gloria H. Upper
Recorded: August 4, 1980
Auditor's No.: 8008040003
Purpose: Well and access rights
Area Affected: Well serving the subject property



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