

When recorded return to:  
Salvador Rendon Valdez  
14576 State Route 9  
Mount Vernon, WA 98274

Recorded at the request of:  
Guardian Northwest Title  
File Number: 108058



Skagit County Auditor  
8/22/2014 Page

1 of

3 3:29PM

\$74.00

### Statutory Warranty Deed

108058  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Ralph W. Sawyer and Roberta S. Sawyer, husband and wife, legally separated by Decree filed September 25, 2007 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Salvador Valdez, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 14, Township 34 North, Range 4 East; Ptn. SW

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): P24708, 340414 S-014-0404

Dated

8-19-14

Ralph Sawyer

Roberta Sawyer

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20143090  
AUG 22 2014

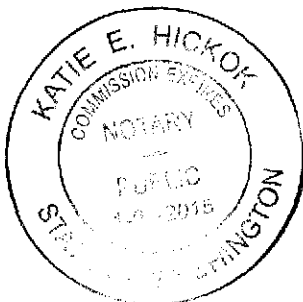
Amount Paid \$ 1696.00  
Skagit Co. Treasurer  
By: Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ralph Sawyer and Roberta Sawyer, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date:

8-19-14



Printed Name: Katie Hickok  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 1/07/2015

## EXHIBIT A

That portion of the Southwest  $\frac{1}{4}$  of Section 14, Township 34 North, Range 4 East, W.M., described as follows:

Beginning on the North line of said Southwest  $\frac{1}{4}$ , 99 feet 4.5 inches West of the intersection of the West line of the State highway with the North line of said Southwest  $\frac{1}{4}$ ; thence along a straight line from said point of beginning in a Southeasterly direction 680 feet to a point on the West line of said State Highway to the true point of beginning of this description; thence Southeasterly along the West line of said highway 208 feet; thence Southwesterly at right angles to the West line of said highway 209.46 feet; thence Northwesterly parallel with the West line of said highway 208 feet; thence Northeasterly 209.46 feet to the true point of beginning;

EXCEPT the following described tract:

Beginning on the North line of the Southwest  $\frac{1}{4}$  of Section 14, at a point which is 99.37 feet West of the intersection of said North line with the Westerly line of State Highway right-of-way; thence South  $18^{\circ}02'37''$  East 680.0 feet to a point on the Westerly line of said State Highway right-of-way; thence South  $17^{\circ}37'30''$  East along said highway right-of-way 208.0 feet to the Southeasterly corner of that certain tract of land conveyed to G.N. Foss by instrument recorded under Auditor's File No. 647711, records of Skagit County, Washington, said point being the true point of beginning for this description; thence South  $72^{\circ}22'30''$  West 209.46 feet to the Southwesterly corner of said Foss tract; thence North  $17^{\circ}37'30''$  West 25.64 feet to an existing fence corner; thence North  $72^{\circ}03'30''$  East along an existing fence line 209.46 feet to the Westerly line of the State Highway; thence South  $17^{\circ}37'30''$  East along said Highway 26.86 feet to the true point of beginning;

ALSO that portion of the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 14, Township 34 North, Range 4 East, W.M., described as follows:

Beginning on the North line of the Southwest  $\frac{1}{4}$  of Section 14, at a point which is 99.37 feet West of the intersection of said North line with the Westerly line of the State Highway right-of-way; thence South  $18^{\circ}02'37''$  East 680.0 feet to a point on the Westerly line of said Highway right-of-way, said point being the Northeasterly corner of that certain tract of land conveyed to G.N. Foss by instrument recorded under Auditor's File No. 647711, records of Skagit County, Washington, and the true point of beginning for this description; thence South  $72^{\circ}22'30''$  West along said Foss tract 209.46 feet; thence North  $17^{\circ}37'30''$  West 25.64 feet, more or less, to a point in an existing fence line; thence North  $72^{\circ}22'30''$  East along said fence line 209.46 feet to the Westerly line of the State Highway; thence South  $17^{\circ}37'30''$  East along said Highway 25.64 feet, more or less, to the true point of beginning.



201408220120

## Exhibit B

### EXCEPTIONS:

A. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 96169, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

### B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County  
Recorded: November 9, 2010  
Auditor's No.: 201011090082  
Area Affected: Portion of subject property

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: December 17, 2010  
Auditor's No.: 201012170119

### D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Short Card PL-11-0041  
Recorded: October 31, 2011  
Auditor's No.: 201110310073

### E. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: January 7, 2014  
Auditor's No.: 201401070068  
Regarding: Surface Water

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

