

When recorded return to:  
Donald R. Semrau and Mary Margaret Semrau  
12423 Rainier Drive  
Burlington, WA 98233

Recorded at the request of:  
Guardian Northwest Title  
File Number: A107437



201409290150  
Skagit County Auditor \$75.00  
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### Statutory Warranty Deed

A107437  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Charles Kent Holyoke and Diane L. Holyoke, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Donald R. Semrau and Mary Margaret Semrau, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Section 8, Township 33 North, Range 4 East; Ptn. SE of 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): P16547, 330408-3-017-0004, P16553, 330408-3-019-0101, P16549, 330408-3-017-0202

Dated 9/23/2014

Charles Kent Holyoke  
by Diane L Holyoke  
Charles Kent Holyoke  
as attorney in fact

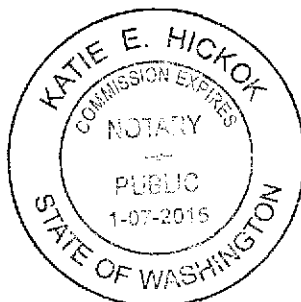
Diane L Holyoke  
Diane L. Holyoke  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2014 3634  
SEP 29 2014

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 3,696.<sup>28</sup>  
Skagit Co. Treasurer  
By man Deputy

On this \_\_\_\_\_ day of September, 2014 before me personally appeared \_\_\_\_\_  
Diane L. Holyoke, to me known to be the individual described in and  
who executed the foregoing instrument for her self and as Attorney in Fact for \_\_\_\_\_  
Charles Kent Holyoke and acknowledged that she signed and  
sealed the same as her free and voluntary act and deed for her self and also as her  
free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein  
mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not  
been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.  
(Seal)



Katie E. Hickok  
Printed Name:  
Notary Public in and for the State of Washington  
Residing at mt Vernon  
My appointment expires: 1-7-15

## EXHIBIT A

### Parcel A:

The North 210 feet of the East 260 feet of that portion of the North 1/2 of the West 1/2 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 8, Township 33 North, Range 4 East, W.M., lying South of the County Road running along the North line thereof, EXCEPT ditch right-of-way.

### Parcel B:

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 8, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of the County Road commonly known as Nelson Road, which is 260 feet West of the East line of the West 1/2 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4; thence Westerly along the South line of the County Road 375 feet, more or less, to the Northeast corner of that certain tract of land conveyed to Jack E. Herman and Sarah Ann Herman, husband and wife, by Deed recorded November 19, 1965 under Auditor's File No. 674787; thence South along said East line 218.45 feet to the Southeast corner of said Herman tract; thence West along the South line of said Herman tract 25 feet, more or less, to a point on the West line of the East 1/2 of the West 1/2 of said Southeast 1/4 of the Southwest 1/4; thence South along said West line 136.552 feet; thence East parallel to the North line of said quarter quarter section 660 feet, more or less, to a point on the East line of the West 1/2 of the East 1/2 of said Southeast 1/4 of the Southwest 1/4; thence North along said East line 130 feet, more or less, to the Southeast corner of a tract of land conveyed to Robert G. Ridenhour and Georgia M. Ridenhour, husband and wife, by deed recorded September 29, 1976 under Auditor's File No. 843486; thence West along the South line of said tract 260 feet to the Southwest corner thereof; thence North along the West line of said tract 210 feet to the point of beginning; EXCEPT ditch and drainage district right-of-ways AND EXCEPT Nelson Road.



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EXHIBIT B

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Recorded: December 3, 1913  
Auditor's No.: 99561, Volume 95, Page 429  
Purpose: Water line. Contains provisions for sharing in the cost of construction and maintenance of water system.  
Area Affected: Location as constructed.

**B. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Co.  
Recorded: April 9, 1926  
Auditor's No.: 193059, Volume 139, Page 337  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.  
Location: Affects Parcel A

**C.** Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 8504030012. (Affects Parcel "B")

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

Recorded: January 30, 2006  
Auditor's No.: 200601300140  
Regarding: Low Flow Mitigation Summary

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.



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

Recorded: March 6, 2006  
Auditor's No.: 200603060189  
Regarding: Development Activities on or Adjacent to Designated  
Natural Resource Lands

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.

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

Recorded: March 6, 2006  
Auditor's No.: 200603060190  
Regarding: Special Flood Hazard Area

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.



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