



201410270159

Skagit County Auditor \$73.00  
10/27/2014 Page 1 of 2 3:48PM

When recorded return to:  
Dustin Williams  
24416 Polte Rd  
Sedro Woolley WA 98284

Recorded at the request of:  
Guardian Northwest Title  
File Number 108249

**Statutory Warranty Deed**

108249-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR RuthAnn Marie Jones, who appears of record as Ruth Ann Hall, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dustin Williams, a single man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 19, Township 35 North, Range 5 East; Ptn. of NE of NW, Ptn. of Tract A SP 70-77

Tax Parcel Number(s): P39550, 350519-0-101-0001

Tract "A" as delineated on Short Plat No. 70-77, as approved on October 6, 1977 and recorded on October 6, 1977 under Auditor's File No. 866231, EXCEPT that portion conveyed to Ott and Louise Hunger, husband and wife on January 5, 1987 under Auditor's File No. 8701050049 and re-recorded under Auditor's File No. 200702220105, being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 19, Township 35 North, Range 5 East, W.M..

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 10-23-14

RuthAnn Marie Jones  
RuthAnn Marie Jones

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20144051  
OCT 27 2014

Amount Paid \$ 4,455.<sup>00</sup>  
Skagit Co. Treasurer  
By W. Am Deputy

STATE OF Washington }  
COUNTY OF Thurston } SS:

I certify that I know or have satisfactory evidence that RuthAnn Marie Jones, 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: 10-23-14

NOTARY PUBLIC  
State of Washington  
M. JENNIFER RICE  
Commission Expires MAY 1, 2017

M. J. Rice  
Printed Name: M. Jennifer Rice  
Notary Public in and for the State of Washington  
Residing at Lacey  
My appointment expires: 5-1-17

Exhibit A

**EXCEPTIONS:**

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 70-77  
Recorded: October 6, 1977  
Auditor's No.: 866231

B. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 200702220105.

Said instrument is a re-recording of instrument recorded under Auditor's File No. 8701050049.

Guardian Northwest Title and Escrow, Agent for  
First American Title Insurance Company



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