



201504020043

Skagit County Auditor

\$74.00

4/2/2015 Page

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3 11:26AM

**When recorded return to:**

Bethany L. Yadon  
6399 Old Highway 99 Road  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

8118 Guide-Meridian  
Lynden, WA 98264

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

2015/035

APR 02 2015

Escrow No.: 245371875

**CHICAGO TITLE**  
620022264

Amount Paid \$ 3,458.<sup>20</sup>  
Skagit Co. Treasurer  
By *man* Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) David O. Ranquist and Elizabeth N. Ranquist, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Bethany L. Yadon, ~~an unmarried person~~ *woman*

the following described real estate, situated in the County of Skagit, State of Washington:

That portion of the Southeast quarter of the Northeast quarter of Section 6, Township 35 North, Range 4 East of W.M., described as follows:  
Beginning at a point on the West line of the G.W. Green County Road along the East line of said subdivision a distance of 512.7 feet North of the South line of said Southeast quarter of the Northeast quarter; thence North along the said West line of said road a distance of 437.3 feet, more or less, to its intersection with the Easterly line of the Pacific Highway (Highway #99); thence South 12 degrees 52' West along said Pacific Highway a distance of 448.3 feet, more or less, to a point West of the point of beginning; thence East a distance of 99.9 feet, more or less, to the point of beginning, EXCEPT right of way for Old Highway No. 99 and North Green Road.  
Situate in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P35864 and 350406-0-022-0045

SUBJECT TO:

SEE ATTACHED EXHIBIT A AND BY THIS REFERENCE MADE A PART HEREOF.

STATUTORY WARRANTY DEED  
(continued)

Dated: March 26, 2015

David O. Ranquist  
David Ranquist

Elizabeth N. Ranquist  
Elizabeth Ranquist

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that David O. Ranquist and Elizabeth N. Ranquist are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 26, 2015  
Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Spokane  
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN  
STATE OF WASHINGTON  
NOTARY -- PUBLIC  
My Commission Expires 9-01-2018

EXHIBIT A

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: August 10, 1929  
Recording No.: 225814

2. Agreement including the terms, covenants and provisions thereof;

Executed by: Bruce D. Maskell and Kimberly K. Maskell, husband and wife, et al  
Recording Date: January 20, 1993  
Recording No.: 9301200065  
Providing: Connection to District's Sewer facilities

3. Effect, if any, of Title Notification, including the terms, covenants and provisions thereof;

Recording Date: January 16, 2003  
Recording No.: 200301160001

Said instrument contains the Parcel ID Number for the real estate under search herein, however, the Property Owner listed on said document had no interest of record.