

When recorded return to:
Nadine Burrington Foist and Robert Houston Foist
5717 Gilkey Avenue
Bow, WA 98232

Recorded at the request of:
Guardian Northwest Title
File Number: 108070

201504170065
Skagit County Auditor
4/17/2015 Page 1 of 1 \$75.00
4 10:47AM

Statutory Warranty Deed

108070-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Ralph Wisner Sawyer and Roberta S. Sawyer, as joint tenants with right of survivorship and not as community property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Nadine Burrington Foist and Robert Houston Foist, wife and husband the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn. of Block 3 Town of Edison (Haller's Add)

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): P72958, 4099-003-002-0006

Dated 4-15-15

Ralph Wisner Sawyer
Ralph Wisner Sawyer

Roberta S. Sawyer
Roberta S. Sawyer

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20151240
APR 17 2015

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 5,167.⁰⁰
Skagit Co. Treasurer
By man Deputy

I certify that I know or have satisfactory evidence that Ralph Wisner Sawyer and Roberta S. 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: 4-15-15

Katie Hickok

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at MT Vernon
My appointment expires: 1/07/2019

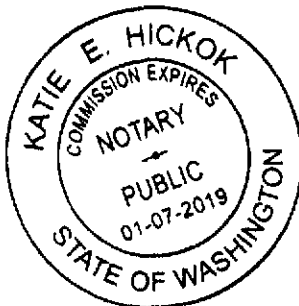


EXHIBIT A

Parcel "A":

Those certain unnumbered Lots in Block 3 of "TOWN PLAT OF EDISON (HALLER'S ADDITION)", as per plat recorded in Volume 1 of Plats, page 7, records of Skagit County, Washington, more particularly described as follows:

Beginning at the intersection of the West line of Lot 5 in Block 2 of said Plat with the Edison Slough; thence South along said West line to the Northeast corner of Lot 4 in said Block 2; thence West along the North line of Lots 3 and 4 in Block 2, a distance of 120 feet to the East line of Lot 1 in Block 3; thence North along the East line of Lots 1 and 2 in Block 3, a distance of 120 feet to the South line of Lot 3 in said Block 3; thence East along said South line to its intersection with Edison Slough; thence Southeasterly along said Slough to the point of beginning; EXCEPT those portions thereof lying within the right-of-way of Diking District No. 19.

Parcel "B";

The East ½ of Lots 1 and 2 and the North 10 feet of the West ½ of Lot 2 in Block 3 of "TOWN PLAT OF EDISON (HALLER'S ADDITION)" as per plat recorded in Volume 1 of Plats, Page 7, records of Skagit County, Washington, TOGETHER WITH that portion of the vacated alley in said Block which has reverted to said premises by operation of law; ALSO TOGETHER WITH that portion, if any, of vacated Gilkey Avenue which has reverted to said North 10 feet of the West ½ of Lot 2 by operation of law; EXCEPT those portions thereof lying within the rights-of-way of Diking District No. 19.

Exhibit B

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
Dated: April 6, 1997
Recorded: July 2, 1997
Auditor's No. 9707020070
Purpose: Sewage Facilities
Area Affected: An undisclosed portion of the subject property

B. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: North Samish River also known as Edison Slough

C. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of North Samish River also known as Edison Slough.

D. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

E. 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: Survey
Recorded: August 4, 2005
Auditor's No.: 200508040100

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

Recorded: April 30, 2002
Auditor's No.: 200204300078
Regarding: Development Activities on or Adjacent to 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.

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

Recorded: April 30, 2002
Auditor's No.: 200204300079
Regarding: Special Flood Hazard Zone

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.