



201505190033

Skagit County Auditor
5/19/2015 Page

1 of

\$73.00

2 10:30AM

When recorded return to:
Bette J. Anderson
1514 West 6th Street
Port Angeles, WA 98363

Recorded at the request of:
Guardian Northwest Title
File Number: A108908

Statutory Warranty Deed

A108908

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Ira E. Gwin and Elizabeth Gwin, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to Bette J. Anderson, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 25, Township 35 North, Range 1 East; Ptn. NW NE (aka Lots B & C of "Gwin/Barefield Boundary Line Adjustment")

Ptn. of Ptn. of

Tax Parcel Number(s): P121560, 350125-0-043-0100, P121561, 350125-0-043-0200

Lots B and C of "Gwin/Barefield Boundary Line Adjustment" survey recorded May 14, 2015 under Auditor's File No. 201505140019, records of Skagit County, Washington; being a portion of the Northwest 1/4 of the Northeast 1/4 of Section 25, Township 35 North, Range 1 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 5/14/2015

Ira E. Gwin

Elizabeth Gwin

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20151772

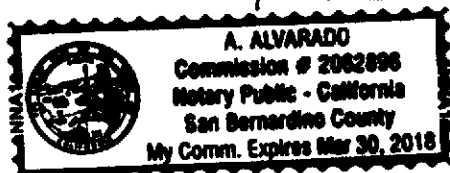
MAY 19 2015

Amount Paid \$ 3,298.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF California }
COUNTY OF San Bernardino } SS:

I certify that I know or have satisfactory evidence that Ira E. Gwin and Elizabeth Gwin, 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: May 15, 2015



a. alvarado

Printed Name: A. Alvarado

Notary Public in and for the State of California

Residing at Rancho Cucamonga

My appointment expires: Mar 30, 2018

EXHIBIT A

EXCEPTIONS:

A. 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: November 9, 1990
Auditor's No.: 9011090027

B. 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: July 30, 2003
Auditor's No.: 200307300144

C. 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: Short Plat No. ANA-03-008
Recorded: March 30, 2004
Auditor's No.: 200403300046

D. 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: Gwin/Barefield Boundary Line Adjustment
Recorded: May 14, 2015
Auditor's No.: 201505140019