

When recorded return to:  
Charles Barefield and Robin Barefield  
P.O. Box 445  
Anacortes, WA 98221



201508180016

Skagit County Auditor

\$73.00

8/18/2015 Page

1 of

2 10:29AM

Recorded at the request of:  
Guardian Northwest Title  
File Number: A109830

### Statutory Warranty Deed

*A109830*  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Jerry L. St. John, a single woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Charles Barefield and Robin Barefield, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lots 12 and 13 Block 148 Fidalgo City

Tax Parcel Number(s): P73208, 4101-148-013-0010

Lots 12 and 13, Block 148, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated North 25 feet of Seashell Street., originally platted as 3<sup>rd</sup> Street, and that portion of the East ½ of the vacated alley in Block 148 that have reverted to said premises by operation of law.

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 8/11/2015

*Jerry L. St. John*  
Jerry L. St. John

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20153264

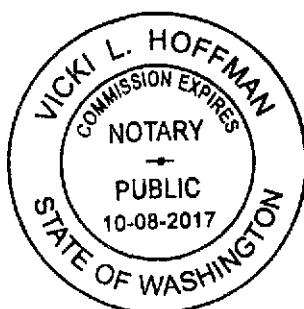
AUG 18 2015

Amount Paid \$ 1963.<sup>00</sup>  
Skagit Co. Treasurer  
By *[Signature]* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jerry L. St. John, the persons who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8-14-15



*Vicki L. Hoffman*  
Printed Name: Vicki Hoffman  
Notary Public in and for the State of  
Residing at Coupeville, WA

Washington

My appointment expires: 10/08/2017

EXHIBIT B

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED:

Executed by: John F. Rodgers, a married man

Recorded: December 18, 1973

Auditor's No.: 865507

As Follows: Well located near the center of the vacated alley

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

Recorded: February 4, 2010

Auditor's No.: 201002040055

Regarding: Setbacks

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.