



201508260087

Skagit County Auditor \$75.00
8/26/2015 Page 1 of 4 2:17PM

When recorded return to:
James A. Cook and Terri E. Cook
26135 Minkler Road
Sedro Woolley, WA 98284

Recorded at the request of:
Guardian Northwest Title
File Number: 109872

Statutory Warranty Deed

109872
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Dea Hudson Bienhoff as her separate property as to an undivided 1/2 interest and the Heirs and Devisees of Larry D. Hudson, deceased, as to an undivided 1/2 interest. for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to James A. Cook and Terri E. Cook, A married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 17, Township 35 North, Range 5 East, W.M., South 1/2 of Northwest 1/4 of Southeast 1/4

Tax Parcel Number(s): P39273, 350517-4-004-0003

The South 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 17, Township 35 North, Range 5 East, W.M., EXCEPT road and drainage rights reserved on deed recorded November 16, 1944 as Auditor's File No. 375992.

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 8-25-15

Dea Hudson Bienhoff
Dea Hudson Bienhoff

The Heirs and Devisees of Larry D. Hudson,
deceased

By: Delores Hudson, Authorized Agent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

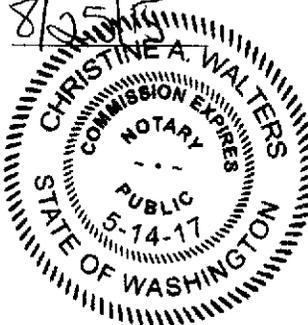
20153401
AUG 26 2015

Amount Paid \$ 3298.⁰⁰
Skagit Co. Treasurer
By MM Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Dea Hudson Bienhoff and The Heirs and Devisees of Larry D. Hudson, deceased, 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: 8/25/15
Christine A. Walters
Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Lynnwood WA
My appointment expires: 1/07/2019



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Dated _____

Dea Hudson Bienhoff

The Heirs and Devises of Larry D. Hudson,
deceased

Delores Hudson

By: Delores Hudson, Authorized Agent

STATE OF Washington }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Dea Hudson Bienhoff and ~~The Heirs and Devises of Larry D. Hudson, deceased~~, 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: _____

Printed Name:
Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____

See Attached

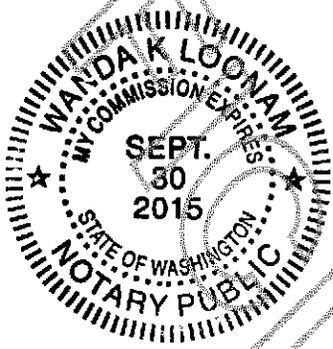
STATE OF WASHINGTON, }
County of } ss.

ACKNOWLEDGMENT - Representative Capacity

I certify that I know or have satisfactory evidence that Delores HUDSON
is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she
was authorized to execute the instrument and acknowledged it as the _____
_____ of _____

to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal the day and year last above written.



Wanda K. Loonam
Notary Public in and for the State of Washington,
residing at _____
My appointment expires Sept. 30, 2015

This jurat is page _____ of _____ and is attached to _____ dated _____

Exhibit A

EXCEPTIONS:

A. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Skagit Realty Company
Recorded: November 16, 1944
Auditor's No.: 375992
Regarding: Road and Drainage matters Said Road and Drainage matters are further described on Auditor's File No. 396451.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
Recorded: December 20, 1946
Auditor's No. 399262
Purpose: Electric transmission and distribution line
Area Affected: "As now located...together with the right to extend..."

Said Easement includes prohibitions against blasting within 300 feet.

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: Survey
Recorded: January 11, 2012
Auditor's No.: 201201110034

Said Survey is primarily of adjoining property to the North.