

When recorded return to:  
Erika Fairman and Vico Rust  
14750 Summers Drive  
Mount Vernon, WA 98273



Recorded at the request of:  
Guardian Northwest Title  
File Number: 108891

Skagit County Auditor \$75.00  
11/12/2015 Page 1 of 3 3:31PM

### Statutory Warranty Deed

THE GRANTOR Kit T. Muehlman, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Erika Fairman and Vico Rust, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 9, Township 33 North, Range 3 East, W.M. Portions of the South 1/2 of the Northeast 1/4

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): P15563, 330309-0-015-0309, ~~P15563, 330309-0-015-0515~~

Dated Nov 12 2015

Kit T. Muehlman  
Kit T. Muehlman

20154634  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 12 2015

Amount Paid \$ 8015.00  
By [Signature] Skagit Co. Treasurer  
Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kit T. Muehlman, 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: 11-12-15

Katie Sander  
Printed Name: Katie Hickok Sander  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 10/23/19



## EXHIBIT A

### Parcel "A":

Lot 5 of Skagit County Short Plat No. 20-78, approved June 6, 1978 and recorded June 7, 1978 as Auditor's File No. 880922 being a portion of the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 9, Township 33 North, Range 3 East, W.M..

### Parcel "B":

That portion of Lot 2 of Skagit County Short Plat No. 20-78, approved June 6, 1978 and recorded June 7, 1978 as Auditor's File No. 880922, described as follows:

Begin at a Northerly corner of said Lot 2 which corner is also the Westerly corner of Lot 3 of said Short Plat; thence South  $72^{\circ} 53' 24''$  East along the South line of said Lot 3, a distance of 441.48 feet to the Southeast corner thereof; thence South  $16^{\circ} 13' 30''$  West, along the Southerly extension of the Easterly line of said Lot 3, a distance of 60 feet; thence Northwesterly in a straight line to the Point of Beginning.

All of the above being a portion of the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 9, Township 33 North, Range 3 East, W.M.

Exhibit B

**SCHEDULE "B-1"**

**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: Short Plat No. 20-78  
Recorded: June 7, 1978  
Auditor's No.: 880922

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: June 25, 1992  
Auditor's No.: 9206250056

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

Recorded: September 10, 1985  
Auditor's No.: 8509100001  
Regarding: Special Use Permit  
Affects: Parcel "A"

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.

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

Recorded: January 3, 1986  
Auditor's No.: 8601030044  
Regarding: On-Site Sewage System  
Affects: Parcels "A" and "B"

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.