

When recorded return to:  
Ronald A. Van Waveren and Stacey S. Van Waveren  
3111 Comanche Drive  
Mount Vernon, WA 98273

Recorded at the request of:  
Guardian Northwest Title  
File Number: 110366



201512090081  
Skagit County Auditor \$74.00  
12/9/2015 Page 1 of 2 2:54PM

**Statutory Warranty Deed**

110366  
GUARDIAN NORTHWEST TITLE CO.

**THE GRANTORS** Lale A. Johnson and Anthony J. Flynn, wife and husband for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Ronald A. Van Waveren and Stacey S. Van Waveren, a married couple the following described real estate, situated in the County of Skagit, State of Washington

**Abbreviated Legal:**

Section 9, Township 34 North, Range 4 East; Ptn. NE NE0 (aka Lot 1, SP #99-0003 and 1/4 interest in Tr. A)

Tax Parcel Number(s): P114057, 340409-1-004-0400, P117943, 340409-1-004-0900

Lot 1, Skagit County Short Plat #99-0003, recorded November 1, 1999 under Skagit County Auditor's File No. 199911010122, being a portion of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 9, Township 34 North, Range 4 East, W.M.;

TOGETHER WITH a 60 foot easement for ingress, egress and utilities, delineated as "Swan Court (Private Road)" on the face of said Plat.

ALSO TOGETHER WITH an undivided 1/4th interest in the following described tract:  
Tract A of Skagit County Short Plat No. 99-0003, approved October 28, 1999 and recorded November 1, 1999, under Auditor's File No. 199911010122, being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 9, Township 34 North, Range 4 East, W.M. Said Tract A also appears on said Short Plat as Swan Court (Private).

Situate in the County of Skagit, State of Washington.

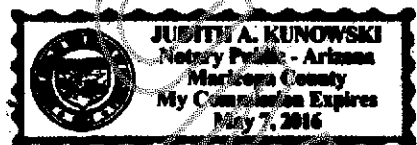
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 12/4/15

Anthony J. Flynn  
Anthony Flynn

Lale Johnson  
Lale Johnson

STATE OF Washington }  
COUNTY OF Skagit } SS:



I certify that I know or have satisfactory evidence that Anthony Flynn and Lale Johnson, 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: 12-04-2015

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20154964  
DEC 09 2015

Printed Name: Katie Hickok  
Notary Public in and for the State of Washington  
Residing at San City West, AZ  
My appointment expires: 1/07/2019

Amount Paid \$ 6,786.80  
Skagit Co. Treasurer  
By Mdm Deputy

Exhibit A

**EXCEPTIONS:**

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: September 10, 1993  
Recorded: September 21, 1993  
Auditor's No: 9309210100  
Executed by: Helen J. Haberly

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: David C. Huynh and Lacey K. Huynh, husband and wife  
Recorded: November 9, 1993  
Auditor's No: 9311090112  
Purpose: Ingress, egress and utilities  
Area Affected: Easterly 60 feet  
Affects Lot 1, SP#99-0003 only

C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County  
And: J. Colleen Gubrud  
Dated: November 10, 1994  
Recorded: November 10, 1994  
Auditor's No: 9411100111  
Regarding: Alternative sewage system installation

D. Subject to an easement for ingress, egress and utilities as granted by Stipulated Judgment No. 96-2-01008-4, filed December 8, 1998, and the terms and conditions therein.

E. Terms and conditions of Stipulated Judgment of the Superior Court of Washington for Skagit County under Cause No. 96-2-01008-4, filed December 8, 1998.

F. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 99-0003  
Recorded: November 1, 1999  
Auditor's No: 199911010122

G. TERMS AND CONDITIONS OF JOINT USE AND MAINTENANCE AGREEMENT:

Recorded: November 1, 1999  
Auditor's No: 199911010123