

UNOFFICIAL DOCUMENT
FOR ORIGINAL



201512310020

Skagit County Auditor \$77.00
12/31/2015 Page 1 of 5 10:52AM

WHEN RECORDED RETURN TO:

RoozenGaarde
P.O. Box 1248
Mount Vernon, WA 98273

GUARDIAN NORTHWEST TITLE CO.

A110568

DOCUMENT TITLE(S):
Special Warranty Deed

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR:
Madeleine M. Roozen Cook and Maria L. Roozen Roach, Co-Personal Representatives of the Estate of Helen M. Roozen, deceased

GRANTEE:
RoozenGaarde, a Washington general partnership

ABBREVIATED LEGAL DESCRIPTION:
Section 23, Township 34 North, Range 3 East; Ptn SW SW

TAX PARCEL NUMBER(S):
P22496, 340323-3-012-0000, P22497, 340323-3-012-0109

When recorded return to:
RoozenGaarde
P.O. Box 1248
Mount Vernon, WA 98273

Order No. A110568

SPECIAL WARRANTY DEED
(Not Statutory)

THE GRANTOR(S) **Madeleine M. Roozen Cook and Maria L. Roozen Roach, Co-Personal Representatives of the Estate of Helen M. Roozen, deceased** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, bargains, sells, and conveys to **RoozenGaarde, a Washington general partnership** the following described estate, situated in the County of Skagit, State of Washington:

The South 3/4ths of the Southwest 1/4 of the Southwest 1/4 of Section 23, Township 34 North, Range 3 East W.M., EXCEPT ditch and road rights of way

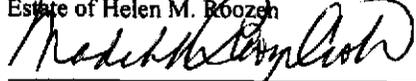
Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): **P22496, 340323-3-012-0000, P22497, 340323-3-012-0109**

"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: 12/18/2015

Estate of Helen M. Roozen



By: **Madeleine M. Roozen Cook, Personal Representative**



By: **Maria L. Roozen Roach, Personal Representative**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20155288

DEC 31 2015

Amount Paid \$ 24,747.
Skagit Co. Treasurer
By *mlm* Deputy

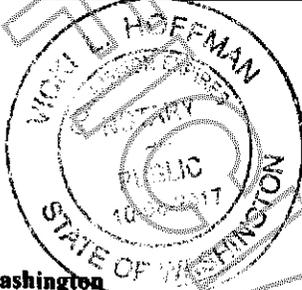
STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Madeleine M. Roozen Cook is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Co-Personal Representative of the Estate of Helen M. Roozen, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12-24-15



Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Coupeville, Washington
My appointment expires: 10/08/2017



STATE OF Washington
COUNTY OF Franklin } SS:

I certify that I know or have satisfactory evidence that Maria L. Roozen Roach is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Co-Personal Representative of the Estate of Helen M. Roozen, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12-23-15



Notary Public in and for the State of Washington
Residing at Pasco / Kennewick
My appointment expires: 6/2/16



EXHIBIT A

EXCEPTIONS:

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

Recorded: October 17, 1984
Auditor's No.: 8410170025
Regarding: Retail Outlet

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.

Modification recorded March 11, 1988 under Auditor's File No. 8803110004.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
Recorded: August 16, 1988
Auditor's No. 8808160027
Purpose: Road maintenance
Area Affected: West 5 feet

C. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO PROPERTY DESIGNATED AGRICULTURAL RESOURCE LANDS BY Skagit COUNTY.

Executed By: William Roozen
Recorded: March 12, 1997
Auditor's No.: 9703120054

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

D. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO PROPERTY DESIGNATED NATURAL RESOURCE LANDS BY Skagit COUNTY.

Executed By: Helen M. Roozen
Recorded: November 15, 2011
Auditor's No.: 201111150244

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

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

Recorded: November 7, 2011
Auditor's No.: 201111070027
Regarding: Special Flood Hazard Area

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.