

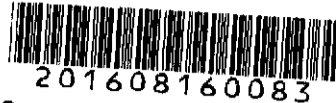
When recorded return to:  
Donald Magnuson  
20391 O Leary  
Mount Vernon, WA 98273

Recorded at the request of:  
Guardian Northwest Title  
File Number: A112331

Skagit County Auditor  
8/16/2016 Page

1 of

3 3:38PM



201608160083

\$75.00

### Statutory Warranty Deed

A112331

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Ron Rennebohm, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Donald Magnuson, a ~~married man as his separate estate~~ the following described real estate, situated in the County of Skagit, State of Washington \*single man

Abbreviated Legal:


Section 13, Township 34 North, Range 3 East, SW SW (aka Ptn. Lot 1 SP 50-77)

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): P21709, 340313-0-035-0100

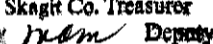
Dated 8/12/2016

  
Ron Rennebohm

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016 3582

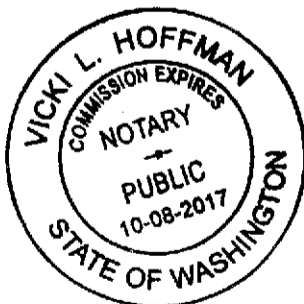
AUG 16 2016

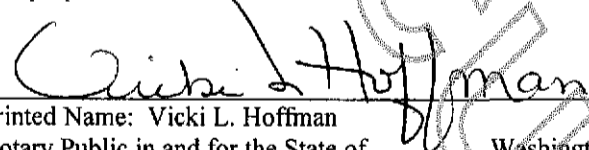
Amount Paid \$ 8905.<sup>00</sup>  
Skagit Co. Treasurer  
By  Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ron Rennebohm, the persons who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8-12-16



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

Order No:

## EXHIBIT A

Lot 1, Short Plat No. 50-77, approved August 19, 1977, recorded August 23, 1977, in Book 2 of Short Plats, page 107, under Auditor's File No. 863252 and being a portion of Government Lot 9 (also known as the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ), Section 13, Township 34 North, Range 3 East, W.M.

EXCEPTING THEREFROM, the following described tract:

Beginning at the Southeast corner of Lot 2 of said Short Plat No. 50-77; thence North  $89^{\circ}23'15''$  West 150.02 feet to the apparent Southwest corner of said Lot 2 and the true point of beginning of this description; thence North  $89^{\circ}23'15''$  West 61.07 feet to the Northwest corner of Lot 4 of said Short Plat No. 50-77; thence North  $6^{\circ}53'42''$  East 525.78 feet to the apparent Northwest corner of Lot 2 of Short Plat; thence South  $1^{\circ}27'01''$  West 521.33 feet to the point of beginning.

Order No:

## EXHIBIT B

### 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. 50-77  
Recorded: August 23, 1977  
Auditor's No.: 863252

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

Recorded: February 28, 1985  
Auditor's No.: 8502280037  
Regarding: Flood damage

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.