



Skagit County Auditor
9/13/2016 Page 1 of 3 \$75.00
3 1:35PM

When recorded return to:
Erin Elizabeth Hyre and Mary Elizabeth Harju
P.O. Box 885
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A110188

Statutory Warranty Deed

A 110188
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Wendy Huston, a married woman as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Erin Elizabeth Hyre, a single woman, and Mary Elizabeth Harju, a married woman, as her separate estate

the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 36, Township 35 North, Range 1 East; Ptn. NE NW and NW NE

Tax Parcel Number(s): P32680, 350136-2-003-0009

That portion of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 in Section 36, Township 35 North, Range 1 East of the W.M., lying East of the Heart Lake Road.

AND

The South 1/2 of the South 1/2 of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 35 North, Range 1 East of the W.M..

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 9/07/2016 *9/8/2016*

Wendy Huston
Wendy Huston

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20164095
SEP 13 2016

Amount Paid \$ *4597.40*
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF California }
COUNTY OF _____ } SS:

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

Date: _____

see attached CA ACKNOWLEDGMENT
Printed Name: _____
Notary Public in and for the State of California
Residing at _____
My appointment expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of ORANGE)

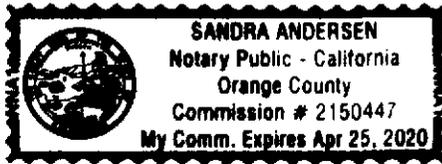
On SEPTEMBER 8, 2016 before me, SANDRA ANDERSEN, NOTARY
Date Here Insert Name and Title of the Officer

personally appeared WENDY HUSTON
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Sandra Andersen
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: STATUTORY WARRANTY DEED

Document Date: 9/8/2016 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: WENDY HUSTON

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

EXHIBIT A

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: William E. Balsley and Irene Balsley, husband and wife
Recorded: December 9, 1957
Auditor's No.: 559851
Purpose: "Privilege to use, travel upon and over and to cross"
Area Affected: Portion of subject property

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: Record of Survey
Recorded: February 9, 1998
Auditor's No.: 9802090036