

When recorded return to:  
Letitia Flynt  
44297 Leonard Road  
Concrete, WA 98237



201609160102

Skagit County Auditor \$74.00  
9/16/2016 Page 1 of 2 2:10PM

Recorded at the request of:  
Guardian Northwest Title  
File Number: 112238

**Statutory Warranty Deed**

112238

GUARDIAN NORTHWEST TITLE CO

THE GRANTOR Daisy M. Fox, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Letitia Flynt, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lots 13 and 14, Everett's Fertile Acres

Tax Parcel Number(s): P65231, 3910-000-014-0304

The West 100 feet of Lots 13 and 14, EXCEPT the North 150 feet of said Lot 13, "Everett's Fertile Acres", according to the plat recorded in Volume 7 of Plats, pages 16 and 17, records of Skagit County, 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 9-14-16

Daisy M Fox  
Daisy Fox

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20164182  
SEP 16 2016

Amount Paid \$1809.92  
Skagit Co. Treasurer  
By MEM Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Daisy Fox, 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: 9-14-16

Katie Hickok

Printed Name: Katie Hickok  
Notary Public in and for the State of Washington  
Residing at Mt Vernon  
My appointment expires: 1/07/2019

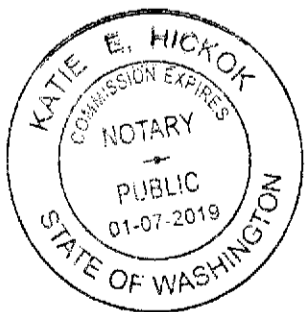


Exhibit A

Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No.: 112238  
~~6 of 10~~

**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: Everett's Fertile Acres  
Recorded: June 8, 1954  
Auditor's No.: 502474

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

Recorded: October 1, 1969  
Auditor's No.: November 10, 1969  
Executed By: 732789

C. Terms and provisions of the By-Laws of River Lane Community Club recorded September 5, 2001 under Auditor's File No. 200109050048.

D. 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 for Micheal McDonald  
Recorded: October 31, 2011  
Auditor's No.: 201110310179