

When recorded return to:
John Michel and Leilani Michel
19941 E. Hickox Road
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: 111924



Skagit County Auditor \$76.00
9/23/2016 Page 1 of 4 10:54AM

Statutory Warranty Deed

111924
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Ernesto E. Roque, Sr. and Norma R. Roque, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John Michel and Leilani Michel, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

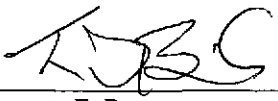
Abbreviated Legal:
Section 4, Township 33 North, Range 4 East; Ptn. of SE NW

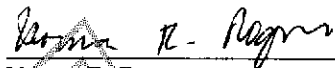
For Full Legal See Attached Exhibit "A"

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): P16295, 330404-2-005-0004

Dated 9-22-16


Ernesto E. Roque
Terrence Benish: Authorized Guardian appointed for Ernesto E. Roque


Norma R. Roque

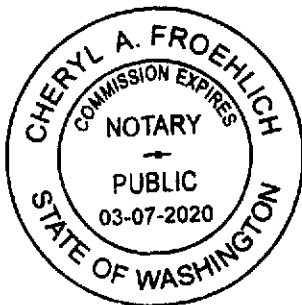
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20164306
SEP 23 2016

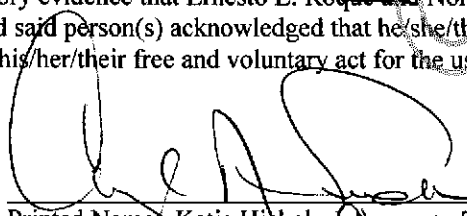
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 3743.00
Skagit Co. Treasurer
By  Deputy

I certify that I know or have satisfactory evidence that Ernesto E. Roque and Norma R. Roque, 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: 9-22-16




Printed Name: Katie Hiskok Cheryl A Froehlich
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 1/07/2019 3/7/20

Corporation

State of Washington

County of Skagit

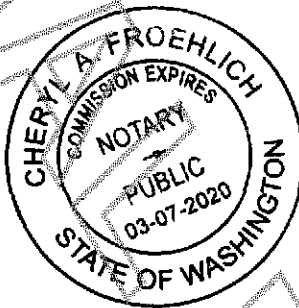
On this 22 Sept 2016 [date], before me personally came
Terry Bernish [owner or operator] to me known, who, being by me
duly sworn, did depose and say that she/he resides at _____
[address], that she/he is Guardian [title] of
Estate of Ernesto Rague [corporation], the corporation described in and which
executed the above instrument; that she/he knows the seal of said corporation; that the
seal affixed to such instrument is such corporate seal; that it was so affixed by order of
the board of directors of said corporation; and that she/he signed her/his name thereto by
like order.


Notary Public residing at Sedro Woolley

Printed Name: Cheryl A. Froehlich

My Commission Expires:

3/7/20



Erik A.
SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Drainage District No. 17 of Skagit County, Washington, a
Municipal Corporation
Recorded: January 20, 1951
Auditor's No.: 455956
Purpose: Ditch

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

Recorded: March 9, 2005
Auditor's No.: 200503090001

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.

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

Recorded: March 9, 2005
Auditor's No.: 200503090002
Regarding: Special Flood Hazard Zone

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.

Order No:

EXHIBIT A

That portion of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 4, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point which is 60 feet South and 360 feet West of the Northeast corner of said subdivision;
thence West along a line which is 60 feet South of and parallel to the North line of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 to the East line of the County Road;
thence Southwesterly along the Easterly line of said County Road to the South line of the Northwest 1/4 of said Section;
thence East along said South line to a point 534 feet West of the Southeast corner of said Northwest 1/4;
thence Northeasterly to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress, and utilities over and across the 60 foot strip of land lying adjacent to the North line of the above described premises.