



201609300116

When recorded return to:
Daniel Deach and Kristen Deach
 10493 Sterling Road
 Sedro Woolley, WA 98284

Skagit County Auditor

\$74.00

9/30/2016 Page

1 of

2 11:05AM

Recorded at the request of:
 Guardian Northwest Title
 File Number: 112368

Statutory Warranty Deed

112368
 GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Edna L. Taylor, as her separate estate, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Daniel Deach and Kristen Deach**, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

and as surviving spouse of William Michael Taylor

Abbreviated Legal:

Tract 7, Medcalf's Addition

Tax Parcel Number(s): P67424, 3954-000-007-0003

Tract 7, "Medcalf's Addition", as per plat recorded in Volume 7 of Plats, page 41, records of Skagit County, Washington.

Situate in the County of Skagit, State of 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 9-28-16

Edna L. Taylor by Yana E. Shuler POA
 Edna L. Taylor

20164470
 SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

SEP 30 2016

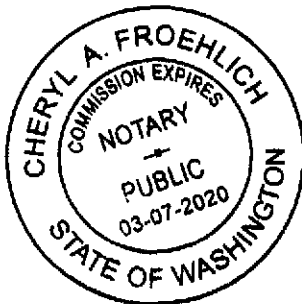
STATE OF Washington }
 COUNTY OF Skagit } SS:

Amount Paid \$ 4561.80
 Skagit Co. Treasurer
 By RF Deputy

I certify that I know or have satisfactory evidence that Edna L. Taylor, 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: 9-28-16

Printed Name: Katie Hickok 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



SCHEDULE "B-1"

EXCEPTIONS:

A. Reservations contained in Deed from W.M. Lindsey and Emma S. Lindsey, his wife, recorded October 27, 1902, under Auditor's File No. 111853, in Volume 49 of Deeds, page 232, as follows:

"Excepting and reserving from this conveyance all petroleum, gas, coal and other valuable minerals, with right of entry to take and remove this same."

Said mineral rights reserved now vest in Skagit County, under tax deed issued December 15, 1920 and recorded December 30, 1920, under Auditor's File No. 146789.

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:	Medcalf's Addition
Recorded:	July 18, 1955
Auditor's No.:	521111