

When recorded return to:
Pax Unlimited LLC
1020 9th Street
Anacortes, WA 98221



201611040108

Skagit County Auditor \$75.00
11/4/2016 Page 1 of 3 3:41PM

Recorded at the request of:
Guardian Northwest Title
File Number: A112464

Statutory Warranty Deed

A 112464

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR **Linda R. Turner**, an unmarried person for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Pax Unlimited, LLC**, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 6, Township 35 North, Range 2 East; Ptn. Gov't Lot 4

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): P32721, 350206-2-006-0005, P32725, 350206-2-007-0004

Dated 10/31/2016

Linda R. Turner by Todd R. Turner POA.
Linda R. Turner

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20165047
NOV 04 2016

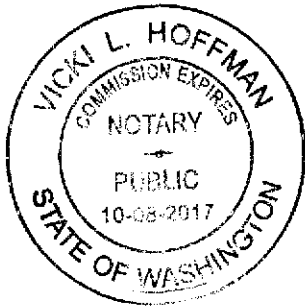
Amount Paid \$ 3654.00
Skagit Co. Treasurer

ACKNOWLEDGEMENT-Attorney in Fact

STATE OF WASHINGTON }
 } By Todd R. Turner Deputy
County of SKAGIT } ss

On this 3rd day of November, 2016, before me personally appeared Todd R. Turner to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Linda R. Turner and acknowledged that he signed the same as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living.

GIVEN under my hand and official seal the day and year last above written.



Vicki L. Hoffman
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

Parcel A:

The Southwest $\frac{1}{4}$ of Government Lot 4, Section 6, Township 35 North, Range 2 East, W.M., Skagit County, Washington, EXCEPT the West 40 feet thereof, ALSO EXCEPT that portion, if any, lying within Eden's Road right-of-way along the South line thereof.

Parcel B:

The West 40 feet of the Southwest $\frac{1}{4}$ of Government Lot 4, Section 6, Township 35 North, Range 2 East, W.M., Skagit County, Washington, EXCEPT that portion, if any, lying with Eden's Road right-of-way along the South line thereof, ALSO EXCEPT that portion, if any, lying with Section Avenue right-of-way along the West line thereof.

EXHIBIT B

EXCEPTIONS:

A. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Howard Tuttle and Ruth M. Tuttle
Recorded: July 13, 1959
Auditor's No.: 583048
For: Road purposes
Affects: Parcel B

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: Survey for Larry Pyke
Recorded: April 28, 1983
Auditor's No.: 8304280026

C. 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 Franz Fellner
Recorded: September 23, 1993
Auditor's No.: 9309230031

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Michael and Susan Gwost & Daniel Gwost and Ivy Marie Gemme Gwost
Recorded: November 4, 2009
Auditor's No. 200911040045
Purpose: Septic system drainfield
Area Affected: Portion Parcel A

E. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: April 29, 2013
Auditor's No.: 201304290211