

When recorded return to:

Cheryl B. Pettersen

319 N. 188th St
Shoreline WA 98133

Recorded at the request of:

Guardian Northwest Title

File Number: 112703



201611300100

Skagit County Auditor

11/30/2016 Page

1 of

4 3:26PM

\$76.00

Statutory Warranty Deed

112703
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR 200 North Township, LLC, a Washington limited liability company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Cheryl B. Pettersen, a single woman the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 11, Township 34 North, Range 3 East; Ptn. NE NE

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): P21390, 340311-0-011-0001, P21391, 340311-0-012-0000

Dated 11-30-16

200 North Township, LLC

By: Adam Ware, Managing Member

Authorized Agent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20165405
NOV 30 2016

Amount Paid \$
Skagit Co. Treasurer

By MB

Deputy

STATE OF Washington }

COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that 200 North Township, LLC, 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: _____

Printed Name: Katie Hickok

Notary Public in and for the State of

Washington

Residing at _____

My appointment expires: 1/07/2019

Corporation

State of Washington

County of WA

On this 11-30-16 [date], before me personally came
Adam Ware [owner or operator] to me known, who, being by me
duly sworn, did depose and say that she/he resides at WtVernon
[address], that she/he is Authorized Agent [title] of
200 North Township [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.

Katie E. Hickok

Notary Public residing at WtVernon

Printed Name: Katie E. Hickok

My Commission Expires:

1-7-19

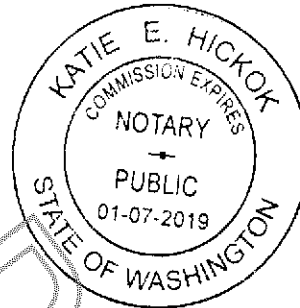


EXHIBIT A

Parcel A

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 11, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of that certain tract conveyed to Adolph Kahn and Hazel E. Kahn, his wife, by deed dated February 2, 1933, filed February 8, 1933, as File No. 254691 and recorded in Volume 162 of Deeds at page 194, said point being on the Easterly line of the County road 660 feet South and 226 feet, more or less, West of the Northeast corner of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;

Thence North $29^{\circ}32'$ West along the Easterly line of said County road 231 feet to THE TRUE POINT OF BEGINNING;

Thence Northeasterly at right angles to said County road 120 feet;

Thence Northwesterly parallel with said road 234 feet;

Thence Southwesterly 120 feet to a point on the Easterly line of said road which is 234 feet Northwesterly (as measured along said road) of the TRUE POINT OF BEGINNING;

Thence Southeasterly along the Easterly line of said road, 234 feet to THE TRUE POINT OF BEGINNING except the Northwesterly 112 feet thereof;

EXCEPT County road;

Parcel B

The North 112 feet of the following described tract:

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 11, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of that certain tract conveyed to Adolph Kahn and Hazel E. Kahn, his wife, by deed dated February 2, 1933, filed February 8, 1933, as File No. 254691, and recorded in Volume 162 of Deeds at page 194, said point being on the Easterly line of the County road 660 feet South and 226 feet, more or less, West of the Northeast corner of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;

Thence North $29^{\circ}32'$ West along the Easterly line of said County road 231 feet to THE TRUE POINT OF BEGINNING;

Thence Northeasterly at right angles to said County road 120 feet;

Thence Northwesterly parallel with said road 234 feet;

Thence Southwesterly 120 feet to a point on the Easterly line of said road which is 234 feet Northwesterly (as measured along said road) of the TRUE POINT OF BEGINNING; Thence

Southeasterly along the Easterly line of said road 234 feet to THE TRUE POINT OF BEGINNING;

EXCEPT County road;

Situate in the County of Skagit, State of Washington.

Exhibit B

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 112703

~~7-2-11~~

SCHEDULE "B-1"

EXCEPTIONS:

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

Recorded: March 5, 2009
Auditor's No.: 200903050091
Regarding: Airport Noise and Overflight Effects

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.