

Skagit County Auditor  
12/30/2016 Page 1 of 3 11:03AM \$75.00

When recorded return to:  
Kenneth Van Gaasbeek and Candace Van Gaasbeek  
3298 K Avenue  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A112991

**Statutory Warranty Deed**

A112991  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Sharon L. Anderson, who acquired title as Sharon L. Horak, an unmarried person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kenneth Van Gaasbeek and Candace Van Gaasbeek, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Section 25, Township 35 North, Range 1 East, W.M., Ptn. of the NW 1/4 of the NE 1/4

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): P31985, 350125-0-033-0000

Dated 12/22/2016

*Sharon L. Anderson*  
Sharon L. Anderson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20165888  
DEC 30 2016

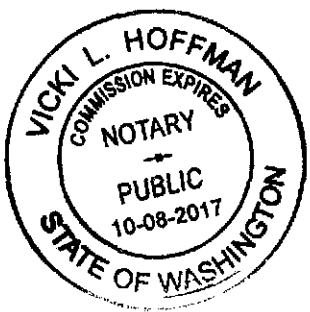
Amount Paid \$ 7570.00  
Skagit Co. Treasurer  
By HB Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Sharon L. Anderson, the persons who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12-27-16

*Vicki L. Hoffman*  
Printed Name: Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Coupeville, WA  
My appointment expires: 10/08/2017



## EXHIBIT A

That portion of the Northwest Quarter of the Northeast Quarter of Section 25, Township 35 North, Range 1 East, of the Willamette Meridian, described as follows:

From the Southwest corner of aforesaid subdivision run North  $89^{\circ}58' 30''$  East 1084.3 feet;  
thence North  $0^{\circ}20'$  East along the West line of 'K' Avenue as recorded in Havekost Addition to Anacortes, 240.35 feet to the true point of beginning;  
thence North  $89^{\circ}40'$  West 228.4 feet;  
thence North  $0^{\circ}04'$  West 96.5 feet;  
thence South  $89^{\circ}40'$  East 229.13 feet to the West line of 'K' Avenue as platted;  
thence South  $0^{\circ}20'$  West 96.5 feet to the true point of beginning;

Order No:

## EXHIBIT B

### EXCEPTIONS:

#### A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Richard Allen and Loretta Allen, husband and wife  
Dated: May 27, 1955  
Recorded: June 2, 1955  
Auditor's No.: 518769  
Purpose: Sewer line  
Area Affected: Easterly portion of subject property

#### B. EASEMENT FOR SEWER LINE AS DISCLOSED BY DEED:

Dated: October 30 1956  
Recorded: November 2, 1956  
Auditor's No.: 543709  
Grantee: Charles Spink and Dorothy Mosier  
Area Affected: Exact location not disclosed on the record.

#### C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Thomas E. Webb and Marguerite Webb, husband and wife  
Dated: March 5, 1969  
Recorded: March 10, 1969  
Auditor's No.: 724019  
Purpose: Sewer line  
Area Affected: North 10 feet of subject property