

When recorded return to:  
Eric Reid and Laura Reid  
11302 Blue Heron Road  
Bow, WA 98232



201701030188

Skagit County Auditor

\$74.00

1/3/2017 Page

1 of

2 1:45PM

Recorded at the request of:  
Guardian Northwest Title  
File Number: 112968

### Statutory Warranty Deed

112968  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Timothy E. VanLeeuwen and Carol L. VanLeeuwen, husband and wife, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Eric Reid and Laura Reid, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 36, Township 36 North, Range 2 East, W.M., Ptn. of NW 1/4 of the NW 1/4, aka Lot 1, SP# 91-029

Tax Parcel Number(s): P47482, 360236-2-003-0502

Lot 1, Short Plat No. 91-029, approved June 13, 1991, recorded June 17, 1991 in Book 9 of Short Plats, page 377, under Auditor's File No. 9106170082 and being a portion of the Northwest 1/4 of the Northwest 1/4 of Section 36, Township 36 North, Range 2 East, W.M.

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 12-20-16  
  
Timothy Van Leeuwen

Carol Van Leeuwen

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20177  
JAN 03 2017

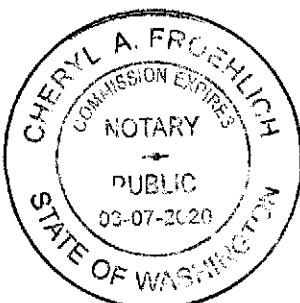
STATE OF Washington  
COUNTY OF Skagit SS:

Amount Paid \$ 1767.20  
Skagit Co. Treasurer  
By Mam Deputy

I certify that I know or have satisfactory evidence that Timothy Van Leeuwen and Carol Van Leeuwen, 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: 12-20-16

Printed Name: Katie Hickok Cheryl A. Froehlich  
Notary Public in and for the State of Washington  
Residing at Sequoia Woods  
My appointment expires: 1/07/2019 317200



**SCHEDULE "B-1"**

**EXCEPTIONS:**

**A. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:**

Executed By: State of Washington  
Auditor's No.: 113012  
As Follows:

Reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

**B. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:**

Executed By: Carl Rasar and Anna Rasar, husband and wife  
Recorded: November 10, 1962  
Auditor's No.: 628268  
As Follows: The grantors reserve the joint use of the land for road purposes, with the right to construct, improve, repair and maintain a road

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

Grantee: Rick Lee Moore, as his separate property  
Recorded: November 30, 1978  
Auditor's No.: 892261  
Purpose: Ingress, egress and utilities  
Area Affected: A portion of subject property. See document for full particulars

**D. 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: Short Plat No. 91-029  
Recorded: June 17, 1991  
Auditor's No.: 9106170082

**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: November 17, 2016  
Auditor's No.: 201611170065