

When recorded return to:  
Ashley John Rowley and Kathleen Renee Rowley  
PO Box 2122  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A112860



Skagit County Auditor  
3/20/2017 Page

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1:46PM

\$74.00

### Statutory Warranty Deed

A112860  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Sandra S. Everest, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ashley John Rowley and Kathleen Renee Rowley, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 12, Township 34 North, Range 1 East; Ptn. Gov't Lot 4

Tax Parcel Number(s): P19293, 340112-0-063-0009, P19226, 340112-0-011-0002

That portion of Government Lot 4, of Section 12, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the Northeast corner of said Lot 4; thence South along the East line thereof to the North line of the County Road, as it existed on June 18, 1933; thence West along the North line of said County Road, 460 feet; thence North on a line parallel with the East line of said Lot 4, to the North line of said Lot 4; thence East along the North line of said Lot 4, to the point of beginning.

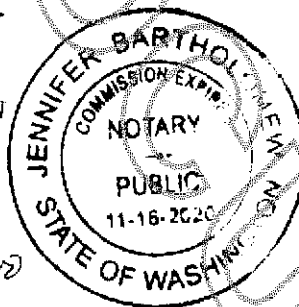
EXCEPT the West 158 feet; ALSO EXCEPT that portion conveyed to Skagit County for road purposes by deed dated June 24, 1954, and recorded July 7, 1954, under Auditor's File No. 503643, records of Skagit County, Washington.

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 March 14, 2017

Sandra S. Everest  
Sandra S. Everest

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2017/075  
MAR 20 2017



STATE OF Washington  
COUNTY OF Skagit

Amount Paid \$6947.00  
By MM Skagit Co. Treasurer  
Deputy

I certify that I know or have satisfactory evidence that Sandra S. Everest, 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: 3/14/17

JENNIFER BARTHOLOMEW  
Notary Public in and for the State of Washington  
Residing at COUPEVILLE  
My appointment expires: 11-16-2020

**SCHEDULE "B-1"**

**EXCEPTIONS:**

- A. Subject to a culvert, as disclosed by instrument recorded July 7, 1954, under Auditor's File No. 503643, records of Skagit County, Washington.