

When recorded return to:
Leonard Tate
24329 Wicker Road
Sedro Woolley, WA 98284

Recorded at the request of:
Guardian Northwest Title
File Number: 113404



201703200150

Skagit County Auditor \$75.00
3/20/2017 Page 1 of 3 3:25PM

Statutory Warranty Deed

113404

GUARDIAN NORTHWEST TITLE CO

THE GRANTORS Jessica L. Haag and Benjamin J. Straub, each as their separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Leonard Tate, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

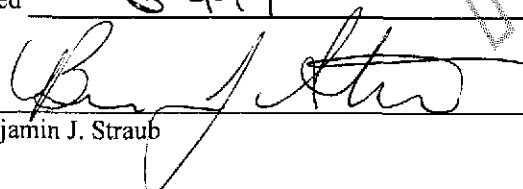
Section 19, Township 35 North, Range 5 East, SE NW (aka Lot 1 SP PL00-0272)

Tax Parcel Number(s): P39776, 350519-0-162-0007

Lot 1, Short Plat No. PL00-0272, approved May 17, 2002 and recorded May 17, 2002, under Auditor's File No. 200205170145, and being a portion of the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 35 North, Range 5 East, W.M..

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 3-9-17


Benjamin J. Straub


Jessica L. Haag

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

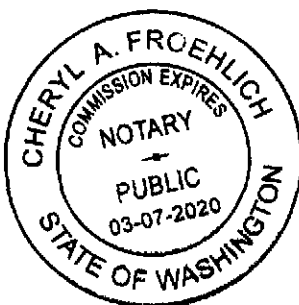
20171079
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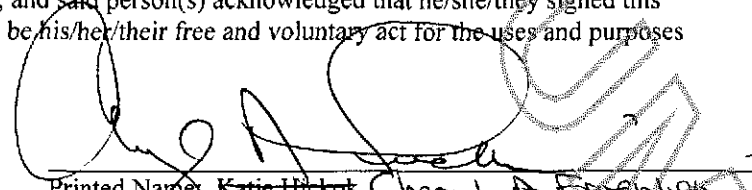
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 2586.00
By them Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Benjamin J. Straub and Jessica L. Haag, 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: 3-9-17




Printed Name: Katie Hickok Cheryl A. Froehlich
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 1/07/2019 3/9/20

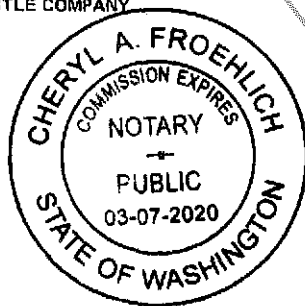
STATE OF WASHINGTON,

County of Skagit ss.

On this day personally appeared before me Benjamin J. Straub
to me known to be the individual described in and who executed the within and foregoing instrument, and
acknowledged that he signed the same as his free and voluntary act and deed, for the
uses and purposes therein mentioned.

GIVEN under my hand and official seal this 10 day of May, 2017.

ACKNOWLEDGMENT - INDIVIDUAL
FIRST AMERICAN TITLE COMPANY
WA - 48



Cheryl A. Froehlich
Notary Public in and for the State of Washington,
residing at Sedro Woolley

My appointment expires 3/7/20

Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Eric D. Jensen and Nora J. Jensen, husband and wife
and GMAC Mortgage Corporation
And: City of Sedro Woolley, a Washington municipal
corporation
Dated: March 28, 2002
Recorded: May 17, 2002
Auditor's No.: 200205170146
Regarding: Annexation and ULID/LID Waiver of Protests for
Development within the UGA of the City of Sedro
Woolley.

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: Short Plat No. PL-00-0272
Recorded: May 17, 2002
Auditor's No.: 200205170145

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

Recorded: October 25, 2001
Auditor's No.: 200110250145
Regarding: Sewer and street improvements for proposed Short Plat

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.