



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

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

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

**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

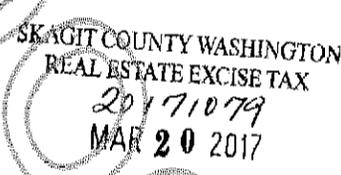
Lot 1, Short Plat No. PL00-0272, approved May 17, 2002 and recorded May 17, 2002, under Auditor's File No. 200205170145, and being a portion of the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 35 North, Range 5 East, W.M..

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

[Signature]  
Benjamin J. Straub

[Signature]  
Jessica L. Haag



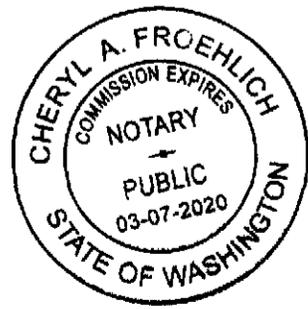
STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 2586.00  
Skagit Co. Treasurer  
By [Signature] 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

[Signature]  
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



UNOFFICIAL DOCUMENT

STATE OF WASHINGTON,  
County of Skagit

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

*[Signature]*  
Notary Public in and for the State of Washington,  
residing at Sedro Woolley  
37/18  
My appointment expires \_\_\_\_\_

ACKNOWLEDGMENT - INDIVIDUAL  
FIRST AMERICAN TITLE COMPANY  
WA - 46

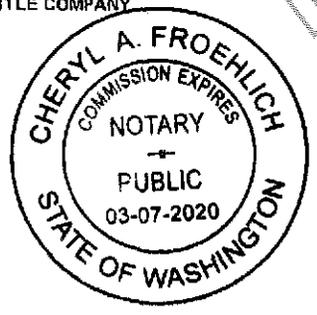


Exhibit A  
SCHEDULE "B-1"

**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.