



201706210047

Skagit County Auditor \$75.00
6/21/2017 Page 1 of 3 2:09PM

When recorded return to:

Levi W. Edwards

PO Box 626

SEASIDE WOODLEY WA 98284

Recorded at the request of:

Guardian Northwest Title

File Number: 113876

Statutory Warranty Deed

113876
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR John E. Warfield, as his separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Levi W. Edwards, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 29, Township 35 North, Range 6 East, Ptn. NE NE

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): P41988, 350629-1-001-0007

Dated 6/07/2017

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172731
JUN 21 2017

John E. Warfield
John E. Warfield

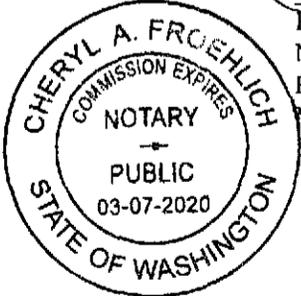
Amount Paid \$ 4,099.⁰⁰
Skagit Co. Treasurer
By Mam Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John E. Warfield, 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: 6-20-17

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



Order No:

EXHIBIT A

That portion of the East half of the Northeast quarter of the Northeast quarter of Section Twenty Nine (29) Township Thirty Five (35) North, Range Six (6) East W. M., which lies South of the existing traveled road, running approximately East and West near the section line, now known as South Skagit Highway, subject to a dedicated right of way for road taken from the East side thereof, as was conveyed to Skagit County by deed recorded November 6, 1916, under Skagit County Auditor's File No. 115858.

EXCEPT that portion thereof deeded to Hays Huey and Geraldine Huey, by Deed recorded under Auditor's File No. 594713, described as the East 210 feet of the North 622.4 feet of the above described parcel;

ALSO EXCEPT that portion deeded to Joseph Wezenski and Delphine Wezenski, by Deed recorded under Auditor's File No. 637110, described as the West 210 feet of the East 420 feet of the North 622.4 feet of the above described parcel;

ALSO EXCEPT that portion deeded to Joseph Wezenski and Delfine Wezenski, by Deed recorded under Auditor's File No. 657475, described as the North 622.4 feet, EXCEPT the East 420 feet thereof, of the above described parcel.

Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

A. 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: Survey For Ken Strahin
Recorded: June 4, 1976
Auditor's No.: 836224

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 38-79
Recorded: January 30, 1980
Auditor's No.: 8001300015

C. 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: Survey For C. D. James
Recorded: October 22, 1992
Auditor's No.: 9210220100