



201707070083

Skagit County Auditor
7/7/2017 Page

1 of 2 3:39PM
\$74.00

When recorded return to:
Cardinal Ventures LLC
21590 Alderbrook Lane
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: 114153

Statutory Warranty Deed

114153

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Ida May Hendrickson and Donald R. Widmyer, Successor Trustees of the Hendrickson Family Trust dated August 2, 1995 for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Cardinal Ventures, L.L.C.**, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Ptn. Lot 16, Plate 1, Sedro Home Acreage

Tax Parcel Number(s): P77079, 4171-001-016-0005

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20173089
JUL 07 2017

Amount Paid \$ 4010.00
Skagit Co. Treasurer
By *Mmm* Deputy

The South 145 feet of the West 146 feet of Lot 16, "PLATE NO. 1, SEDRO HOME ACREAGE, SKAGIT CO., WASH., 1904," as per plat recorded in Volume 3 of Plats, page 39, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.
SUBJECT TO: Assumption of Deed of Trust dated June 5, 2015, Recorded October 8, 2015, Auditor File No 201510080054 and rerecorded as 201506050112.

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 per Exhibit "A" attached hereto

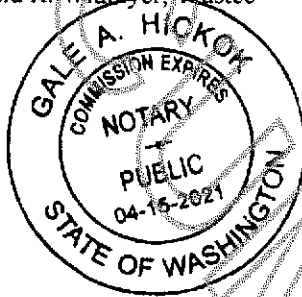
Dated July 3, 2017

Hendrickson Family Trust, dated August 02, 1995

By: *Ida May Hendrickson*
By: Ida May Hendrickson, Trustee

By: *Donald R. Widmyer*
By: Donald R. Widmyer, Trustee

STATE OF Washington }
COUNTY OF Skagit } SS:



I certify that I know or have satisfactory evidence that Ida May Hendrickson and Donald R. Widmyer is the person who appeared before me, and said person acknowledged that They signed this instrument and acknowledged it as the Co-Trustees of Hendrickson Family Trust dated August 2, 1995, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7/3/17

Gale A. Hickok

Notary Public in and for the State of Washington
Residing at , Washington
My appointment expires: _____

Exhibit A

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Hendrickson Family Trust, et al
And: TCI Cablevision of Washington, Inc.
Dated: December 20, 2001
Recorded: February 15, 2002
Auditor's No.: 200202150064
Regarding: On, over, under, within, and through the premises

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV, Inc., its successors and assigns
Recorded: February 14, 2007
Auditor's No. 200702140047
Purpose: Right of way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system
Area Affected: In, on, over, under, across and along herein described property