



Skagit County Auditor
11/22/2017 Page 1 of 3 \$76.00
3:11PM

When recorded return to:
Louie D. Foster
13586 Donnell Rd
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A115137

Statutory Warranty Deed

A115137
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Malia I. Christiansen, a married woman as her separate estate and husband Henrik V. Christiansen, to convey his community property interest, if any for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Louie D. Foster, an unmarried person** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 4, Township 34 North, Range 2 East; Ptn. SE – SE; and
Section 9, Township 34 North, Range 2 East; Ptn. GL's 1 & 2
(aka Lot 2, Short Plat #PL-10-0206)

Tax Parcel Number(s): P130496, 340204-4-019-0120

Lot 2, Short Plat #PL-10-0206, approved January 11, 2011, recorded January 12, 2011 under Auditor's File No. 201101120057, records of Skagit County, Washington; being a portion of the Southeast ¼ of the Southeast ¼ of Section 4, Township 34 North, Range 2 East W.M., and Government Lots 1 and 2 of Section 9, Township 34 North, Range 2 East W.M..

TOGETHER with and subject to a non-exclusive easement for ingress, egress and utilities as described in documents recorded under Auditor's File Nos. 9510090036, 200409210127 and delineated on the face of Short Plat #PL-04-0070 and Short Plat #PL-10-0206.

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 November 22, 2017

Malia I. Christiansen
Malia I. Christiansen

Henrik V. Christiansen
Henrik V. Christiansen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175500
NOV 22 2017

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 2817.40
Skagit Co. Treasurer
By imdm Deputy

I certify that I know or have satisfactory evidence that Malia I Christiansen and Henrik V Christiansen, 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: 11/22/2017

Barbara Ann Granger
Printed Name:
Notary Public in and for the State of Washington
Residing at Sedro Woolley, WA
My appointment expires: 04/25/2021



Order No:

Exhibit "A"

A. Exceptions and reservations contained in Deed from the State of Washington, recorded under Auditor's File Nos. 91418, 108593 and 164186, whereby the grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of said entry. This matter applies only to that portion of said premises comprising tidelands of the Second Class.

B. RESERVATION CONTAINED IN DEED:

Executed by: Scott Paper Company, a Pennsylvania Corporation
Dated: July 7, 1989
Recorded: July 7, 1989
Auditor's No.: 8907070037
Regarding: Reservation of minerals

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: November 6, 1997
Recorded: January 9, 1998
Auditor's No.: 9801090065
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Affects: Reference is hereby made to the record for full particulars

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Midgie Enterprises, LLC
Auditor's No. September 21, 2004
Purpose: 200409210127

E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Short Plat No. PL-04-0070
Recorded: September 21, 2004
Auditor's No.: 200409210129

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
Dated: August 24, 2004
Recorded: September 21, 2004
Auditor's No.: 200409210128
Purpose: Protected Critical Area Easement Agreement
Area Affected: Affects Tracts A and B, protected critical areas only

G. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Midgie Enterprises, LLC
And: Midgie Enterprises, LLC
Dated: November 4, 2004
Recorded: November 10, 2004
Auditor's No.: 200411100101
Regarding: Beneficial Pipeline Easement

Order No:

H. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Short Plat No. PL-10-0206
Recorded: January 12, 2011
Auditor's No.: 201101120057

I. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: January 12, 2011
Auditor's No.: 201101120058

J. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Malia Christiansen
And: Skagit County
Dated: September 22, 2016
Recorded: September 30, 2016
Auditor's No.: 201609300142
Regarding: Notice of On-Site Sewage System Maintenance Agreement

K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Malia I. Christiansen
Recorded: March 22, 2017
Auditor's No.: 201703220030
Purpose: Installation, operation and maintenance of sewage disposal system
Area Affected: Said premises and other property