



201801020169

Skagit County Auditor

1/2/2018 Page

1 of

2 3:30PM \$75.00

When recorded return to:
Cynthia Webb
20996 Prairie Road
Sedro Woolley, WA 98284

Recorded at the request of:
Guardian Northwest Title
File Number: 115026

Statutory Warranty Deed

115026

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Eben Twaddle, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Cynthia Webb, a single woman the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 28, Township 36 North, Range 4 East; Ptn. SE NE aka Lot 2 SP 99-79

Tax Parcel Number(s): P50173, 360428-1-009-0209

Tract 2, Skagit County Short Plat No. 99-79, approved September 16, 1979, recorded October 3, 1979, in Book 3 of Short Plats, page 189, under Auditor's File No. 7910030044; being a portion of the Northeast 1/4 of Section 28, Township 36 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

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

1-2-18

Eben Twaddle Jr.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201824
JAN 02 2018

Amount Paid \$ 8282.⁰⁰
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Eben Twaddle Jr., 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:

1-2-18

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1/07/2019



Exhibit A

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: Short Plat 99-79
Recorded: October 3, 1979
Auditor's No.: 7910030044

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

Recorded: May 25, 2017
Auditor's No.: 201705250001
Regarding: Protected critical area

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.