



201801310122

Skagit County Auditor
1/31/2018 Page 1 of 2 3:28PM \$75.00

When recorded return to:
Cindy L. Beske and Herbert E. Rice
3405 172nd St NE
Arlington, WA 98223

Recorded at the request of:
Guardian Northwest Title
File Number: 114804

Statutory Warranty Deed

114804

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR John G. Ruybal, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Cindy L. Beske, a single woman, and Herbert E. Rice, a single man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 27, Township 33 North, Range 4 East, SW SW

Tax Parcel Number(s): P17377, 330427-3-010-0016

The West 1/2 of the North 1/2 of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 27, Township 33 North, Range 4 East, W.M., EXCEPT County Road running along the West line thereof.

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 January 26, 2018

John G. Ruybal
John G. Ruybal

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018391
JAN 31 2018

Amount Paid \$10840.20
Skagit Co. Treasurer
By BJ Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John G. Ruybal, 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: 1.26.18

Elizabeth M. Galbreath
Printed Name: ~~Kate Hickok~~ ELIZABETH M. GALBREATH
Notary Public in and for the State of Washington
Residing at Canaan Island
My appointment expires: ~~1-07-2019~~ 3-20-21

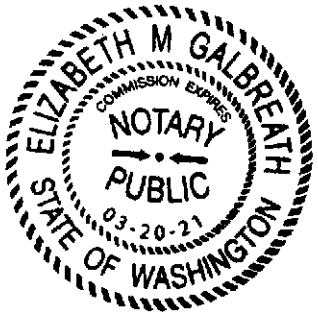


Exhibit A

EXCEPTIONS:

A. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 90332, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

B. Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid road, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved by deed referred to above.

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

Recorded: May 4, 1983
Auditor's No.: 8305040017
Regarding: Sand filter sewage system

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