



201811300024

11/30/2018 10:29 AM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

When recorded return to:

Steven J. Vanderwerff and Karen L. Vanderwerff  
110 Claremont Place  
Mount Vernon, WA 98274

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Miles W. Learned, 9465 Chuckanut Drive, Burlington, WA 98233, <sup>18-1D67</sup>  
for and in consideration of **ten dollars and other valuable consideration** <sup>GUARDIAN NORTHWEST TITLE CO.</sup>  
in hand paid, conveys, and warrants to Steven J. Vanderwerff and Karen L. Vanderwerff, a married couple  
the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Tax Parcel Number(s): P68625 & 3989-001-007-0109

Dated: 11-27-2018

Miles W. Learned  
Miles W. Learned by Clay Learned, his Attorney-In-Fact

PTN TR 7 LW.L CO'S  
SAMISH RIVER ACREAGE  
PLAT NO 1

STATE OF WASHINGTON  
COUNTY OF SKAGIT

On this 27<sup>th</sup> day of November, in the year 2018, before me, the undersigned, a notary public in and for said  
state, personally appeared Clay Learned, known or identified to me to be the person whose name is subscribed to  
the within instrument as the attorney in fact of Miles W. Learned, and acknowledged to me that he subscribed  
the name of Miles W. Learned thereto as principal, and his/her own name as attorney in fact.

[Signature]  
Signature

Notary Public  
Title

My appointment expires: 5-23-2021



SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20185220  
NOV 30 2018

Amount Paid \$ 3565.00  
Skagit Co. Treasurer  
By [Signature] Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 18-1067-JB

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**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: NHN Avon Allen Road, Bow, WA 98232  
Tax Parcel Number(s): P68625 & 3989-001-007-0109

**Property Description:**

The South  $\frac{3}{4}$  of Tract 7,  
"L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO. 1", as per plat recorded  
in Volume 3 of Plats, page 69, records of Skagit County, Washington.

## **EXHIBIT B**

18-1067-JB

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named L.W.L. Co's Samish River Acreage Plat No. 1 recorded June 10, 1908 as Auditor's File No. 68012 (aka Volume 3 of Plats, page 69).

2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Miles Learned Property Survey recorded November 5, 2009 as Auditor's File No. 200911050047.

3. Lot certification, including the terms and conditions thereof, recorded 11/19/2018 as Auditor's File No. 201811180119. Reference to the record being made for full particulars. The company makes no determination as to its affects.