When recorded return to:

Mr. and Mrs. Frank A. Scott
316 North 3rd Street
La Conner, WA 98257

200803280032
Skagit County Auditor
3/28/2008 Page 1 of 3 9:45AM

Recorded at the request of:
Guardian Northwest Title & Escrow
File NumberA93926

GUARDIAN NORTHWEST TITLE CO.
A93926E-1

Statutory Warranty Deed

THE GRANTORS Mary M.O. Lam and Sarah K.O. Cram, Co-Trustees of Maurice Patrick O'Leary Marital Trust dated March 13, 1990 and Mary M.O. Lam and Sarah K.O. Cram, Co-Trustees of Maurice Patrick O'Leary Residuary Trust dated March 13, 1990 for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Frank A. Scott and Rebecca L. Scott, husband and wife** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:
Ptn. Lot 1, Block B, "CALHOUN ADDITION TO THE TOWN OF LACONNER"

Tax Parcel Number(s): **P74193, P74195, 4124-018-001-0103, 4124-018-001-0301**

PARCEL "A":

The South 100 feet of the North 200 feet of Lot 1, Block B, "CALHOUN ADDITION TO THE TOWN OF LACONNER", as per plat recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington.

PARCEL "B":

Tract "A", LaConner Short Plat No. LC-86-1, approved May 19, 1986 and recorded May 23, 1986, in Volume 7 of Short Plats, page 89, under Auditor's File No. 8605230038, records of Skagit County, Washington; being a portion of Lot 1, Block B, "CALHOUN ADDITION TO THE TOWN OF LACONNER", as per plat recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions as set forth on Exhibit "A" attached hereto.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
954
MAR 28 2008
Amount Paid $ 17,805.00
Skagit Co. Treasurer
By mam Deputy

Dated **3/19/2008**

Maurice Patrick O'Leary Residuary Trust

Sarah K.O. Cram
By: Sarah K.O. Cram, Trustee

Mary M.O. Lam
By: Mary M.O. Lam, Trustee

Maurice Patrick O'Leary Marital Trust

Mary M.O. Lam
By: Mary M.O. Lam, Trustee

Sarah K.O. Cram
By: Sarah K.O. Cram, Trustee

UNOFFICIAL DOCUMENT

STATE OF Washington }
County of Skagit, SS:

I certify that I know or have satisfactory evidence that Mary M.O. Lam and Sarah K.O. Cram signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the Co-Trustees of Maurice Patrick O'Leary Residuary Trust to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 3-24-08

Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10/08/2009

VICKI L HOFFMAN
COMMISSION EXPIRES
NOTARY
PUBLIC
OCTOBER 8, 2009
STATE OF WASHINGTON

STATE OF Washington }
County of Skagit, SS:

I certify that I know or have satisfactory evidence that Mary M.O. Lam and Sarah K.O. Cram signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the Co-Trustees of Maurice Patrick O'Leary Marital Trust to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 3-24-08

Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10/08/2009

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PUBLIC
OCTOBER 8, 2009
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EXHIBIT A

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.:	LC 86-1
Recorded:	May 23, 1986
Auditor's No.:	8605230038

Said matters include but are not limited to the following:

1. Short Plat number and date of approval shall be included in all deeds and contracts.
2. Sewer and water provided by the Town of La Conner.
3. All utilities shall be installed underground.
4. Sidewalks shall be constructed across the face of both properties on Third Street.

UNOFFICIAL DOCUMENT