



201110270222  
Skagit County Auditor

10/27/2011 Page 1 of 2 4:02PM

When recorded return to:  
Deborah Hunter  
721 Orth Way  
Sedro Woolley, WA 98284

Recorded at the request of:

File Number: 102607

**Statutory Warranty Deed**

102607-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Michael Fitchner and Angea Fitchner, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Deborah Hunter the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 18, "MADLUNG-KIRKPATRICK PLAT"

Tax Parcel Number(s): P81620, 4408-000-018-0000

Lot 18, "MADLUNG-KIRKPATRICK PLAT", as per plat recorded in Volume 12 of Plats, page 75, records of Skagit County, 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 10/26/11

Michael Fitchner  
Michael Fitchner

Angea Fitchner  
Angea Fitchner

20113245  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 27 2011

Amount Paid \$ 4188.00  
Skagit Co. Treasurer  
By MF Deputy

STATE OF Washington )  
COUNTY OF Skagit Spokane ) SS:

I certify that I know or have satisfactory evidence that Michael Fitchner and Angea Fitchner, 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: 10/26/11

Christina M Thosath  
Printed Name: ~~Katie Hickok~~ Christina M Thosath  
Notary Public in and for the State of Washington  
Residing at Spokane County  
My appointment expires: ~~1/07/2015~~ 3/28/2014



EXHIBIT A

Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No.: 102607  
5 of 9

SCHEDULE "B-1"

EXCEPTIONS:

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

Plat/Subdivision Name: Madlung-Kirkpatrick Plat  
Recorded: September 11, 1979  
Auditor's No.: 7909110044

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 3, 1979  
Recorded: September 17, 1979  
Auditor's No.: 7909170057  
Executed By: Daniel Madlung and James P. Kirkpatrick



201110270222  
Skagit County Auditor

10/27/2011 Page 2 of 2 4:02PM