

When recorded return to:
Lyn S. Carroll
410 6th Street
Anacortes, WA 98221



201206290130
Skagit County Auditor

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Recorded at the request of:
Guardian Northwest Title
File Number: A103748

Statutory Warranty Deed

A103748-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Joe E. Roberts and Judith A. Roberts, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lyn/Carroll, a single individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot C of Survey 9603280001 Ptn. Block 13, "BOWMAN'S CENTRAL SHIP HARBOR WATER FRONT PLAT"

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P105216, 3776-013-017-0006

Dated 6/21/2012

Joe E. Roberts
Joe E. Roberts

Judith A. Roberts
Judith A. Roberts

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20121943
JUN 29 2012

Amount Paid \$ 6146.00
Skagit Co. Treasurer
By M. M. M. Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Joe E. Roberts and Judith A. Roberts, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-21-12

Vicki L Hoffman
Printed Name: Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, WA
My appointment expires: 10/08/2013

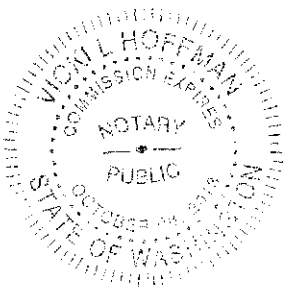


EXHIBIT A

Lot "C" of that Survey recorded March 28, 1996, in Vol. 18 of Surveys, Page 45, under Auditor's File No. 9603280001, being a portion of Block 13, "BOWMAN'S CENTRAL SHIP HARBOR WATER FRONT PLAT OF ANACORTES, SKAGIT COUNTY, WASHINGTON", according to the plat recorded in Volume 2 of Plats, page 33, records of Skagit County, Washington.

EXCEPT the South 30 feet of the North 40 feet of that portion of vacated 6th Street that attached by operation of law to Lots 18, 19 and 20, Block 13, of said "Bowman's Central Ship Harbor Water Front Plat of Anacortes",

TOGETHER WITH that access and utility easement delineated on the face of that Survey recorded under said Auditor's File No. 9603280001, and as reserved within that deed executed by Joe E. Roberts and Judith A. Roberts, dated June 27, 2008, recorded July 1, 2008 under Auditor's File No. 200807010060; all records of Skagit County, Washington.



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EXHIBIT "B"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Florence G. Rameau, her heirs, administrators or assigns
Recorded: June 13, 1994
Auditor's No. 9406130058
Purpose: Ingress, egress and utilities
Area Affected: The South 30 feet of the North 40 feet of that portion of vacated 6th Street

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Survey
Recorded: March 28, 1996
Auditor's No.: 9603280001

C. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 200807010060.



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