



201208030149  
Skagit County Auditor

8/3/2012 Page 1 of 3 4:21PM

After Recording Return To: )  
LSI Title Company )  
5039 Dudley Blvd. )  
McClellan, CA 95652 )

Mail Tax Statements To: )  
Oliver L. Stalsbrotten & )  
Valerie A. Stalsbrotten )  
1917 39<sup>th</sup> Street )  
Anacortes, WA 98221 )

Property Tax ID#: )  
4366-000-004-0006 )

Ref #: 13866322 )

"This deed is being executed to correct the middle initial of a vested party, as shown in error on deed dated 4/29/1981, recorded 4/30/1981, in Book 437, Page 672, as Instrument No. 8104300028, Records of Skagit County, Washington."

### WARRANTY DEED

Exempt from Real Estate Excise Tax per WAC 458-61A-211(1)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, OLIVER L. STALSBROTEN (who erroneously acquired title as Oliver S. Stalsbrotten ) and VALERIE A. STALSBROTEN, husband and wife, hereinafter referred to as "Grantors", do hereby grant, convey and warrant unto OLIVER L. STALSBROTEN and VALERIE A. STALSBROTEN, husband and wife, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Skagit, State of Washington, to-wit:

Lot 4 Horizon Heights Add Div I  
SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Property Address: 1917 39<sup>th</sup> Street, Anacortes, WA 98221

Less and except all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

Subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

To have and to hold same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20122357  
AUG 03 2012

Amount Paid \$ 0  
Skagit Co. Treasurer  
By MG Deputy

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantors' hands this the 26<sup>th</sup> day of JULY, 2012.

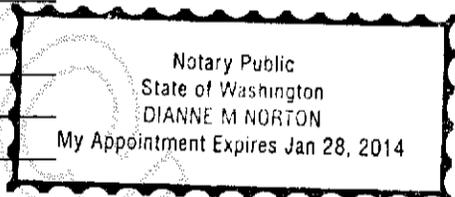
Oliver L Stalsbrotten  
OLIVER L. STALSBROTEN

Valerie A. Stalsbrotten  
VALERIE A. STALSBROTEN

State of Washington )  
County of SKAGIT )  
ss.

The foregoing instrument was hereby acknowledged before me this 26 day of JULY 2012, 2012, by OLIVER L. STALSBROTEN and VALERIE A. STALSBROTEN, and I certify that I know or have satisfactory evidence that they are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dianne M. Norton  
Notary Public in and for the State of Washington  
Printed Name: DIANNE M. NORTON  
Residing At: ADACOATES, WA 98221  
My commission expires: 1/28/14



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

**This document prepared by**  
Express Legal Dox, LLC  
5525 110<sup>th</sup> Ave. North, Ste. L208  
Pinellas Park, FL 33782



## Exhibit "A"

The following described property:

Lot 4, "Division 1, Horizon Heights Addition", according to Plat recorded in Volume 11 of Plats, Page 90, Records of Skagit County, Washington

Subject to:

An easement affecting the portion of said premises and for the purposes stated herein, and incidental purposes, delineated on the face of, or dedicated by, said Plat, for utilities, affecting the exterior 7 feet parallel and adjacent to the street frontage of all lots;

Covenants, conditions and restrictions contained in Declaration of Protective Restrictions dated November 3, 1977, recorded November 4, 1977, under Auditor's No. 868072; executed by Raymond G. Jones and Margaret I. Jones, husband and wife;

Restriction that no sewer easement or right of way, whether storm or sanitary, shall be granted by the Grantees herein or their heirs, executors, administrators or assigns, across the property hereinabove described which shall in any way benefit or be appurtenant to any real estate lying to the South of the property herein described.

Together with all and singular the tenement hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Assessor's Parcel No: 4366-000-004-0006

Property Address: 1917 39<sup>th</sup> Street, Anacortes, WA 98221



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