



201209040083

Skagit County Auditor

9/4/2012 Page 1 of 3 11:06AM

When recorded return to:
Erica Noel McFadyen
4005 West 5th Avenue
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY

770 NE Midway Blvd., PO Box 1050
Oak Harbor, WA 98277

Escrow No.: 245350127

CHICAGO TITLE
620014347

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey R. Peters and Jennifer E. Peters, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Erica Noel McFadyen, an unmarried woman as her separate estate

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Abbreviated Legal: (Required if full legal not inserted above)

Tract W, Survey 200309100229

Tax Parcel Number(s): P58441, 3809-510-005-0000

SUBJECT TO: SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

Dated: August 14, 2012

Jeffrey R. Peters

Jennifer E. Peters



State of Washington

County of ~~Island~~ Skagit^{cm}

I certify that I know or have satisfactory evidence that Jeffrey R. Peters and Jennifer E. Peters 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.

Dated: 8-16-12

Name: Cassandra M. Mitchell
Notary Public in and for the State of Washington
Residing at: MT Vernon
My appointment expires: 3-10-13

Statutory Warranty Deed (S.W.D.)
WA0000059.doc / Updated: 05-2-11

WA-CT-FNBG-02150.622459-245350127

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20122724
SEP 04 2012

Amount Paid \$ 6813.⁵⁰
Skagit Co. Treasurer
By Deputy

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P58441/3809-510-005-0000

Tract W of Survey recorded under Auditor's File No. 200309100229, records of Skagit County, Washington.

Being a portion of Lots 3, 4 and 5, Block 1510 NORTHERN PACIFIC ADDITION TO ANACORTES, as per Plat recorded in Volume 2 of Plats, pages 9 through 11.

Situated in Skagit County, Washington

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ALTA Commitment (Adopted: 06.17.2006)



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EXHIBIT "B"

1. Easement, including the terms and conditions thereof, granted by instrument recorded March 31, 2003, under Auditor's No. 200303310337, records of Skagit county, Washington, in favor of Puget Sound Power & Light Company
2. Covenants, conditions, restrictions, recitals, reservations, easement provision, dedications, building setback lines, notes and statements, if any, as set forth in Recording No. 200309100229, records of Skagit County, Washington.
3. Future assessments, if any levied by the City of Anacortes.
4. Future assessments, if any, levied by any local Improvement district.



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