

When recorded return to:  
Charles J. Bush and Roseanne M. Bush  
2308 Forest View Lane  
Anacortes, WA 98221



201210010108

Skagit County Auditor

10/1/2012 Page 1 of 12 3:07PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620015521

CHICAGO TITLE  
620015521

### STATUTORY WARRANTY DEED

and as to her life estate  
THE GRANTOR(S) Janice M. Gish, Trustee of the Lippert Family Trust and Karen D. Willey, Benjamin K. Gish and Gayle D. Woodruff, heirs and devisees of the Estate of William D. Gish, deceased, Skagit County Superior Court No. 11-4-00410-4, married to Janice M. Gish on August 8, 2006, the date of acquiring title, and at all times since \*will filed under  
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration

in hand paid, conveys, and warrants to Charles J. Bush and Roseanne M. Bush, husband and wife

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.)

Lot(s): 3 SP ANA 91-007 and LOT 44 SURVEY 9612230056

Tax Parcel Number(s): P99786/3772-222-003-0000, P56304/3772-223-020-0020

Subject to: Covenants, conditions, restrictions and easements of record:

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

Dated: September 25, 2012

Lippert Family Trust

BY: Janice M. Gish  
Janice M. Gish  
Trustee and as to her life estate to the subject property

Estate of William D. Gish, deceased

BY: \_\_\_\_\_  
Karen D. Willey, Heir

BY: \_\_\_\_\_  
Benjamin K. Gish, Heir

BY: \_\_\_\_\_  
Gayle D. Woodruff, Heir

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20123103

OCT 01 2012

Amount Paid \$ 6315.10  
Skagit Co. Treasurer  
By Munn Deputy

STATUTORY WARRANTY DEED  
(continued)

State of California

County of Riverside

I certify that I know or have satisfactory evidence that Janice M. Gish

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of The Lippert Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/26/12



Letty A. Marquez  
Name: Letty A. Marquez  
Notary Public in and for the State of CA  
Residing at: Riverside  
My appointment expires: 5-16-

State of \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_

I certify that I know or have satisfactory evidence that

\_\_\_\_\_ is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

State of \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_

I certify that I know or have satisfactory evidence that

\_\_\_\_\_ is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

California All purpose Acknowledgment

State of California }

County of Riverside }

On September 26<sup>th</sup>, 2012 before me, Letty A. Márquez, Notary Public  
personally appeared Janice M. Gish

who proved to me on the basis of satisfactory evidence to be the person(s)  
whose name(s) is/are subscribed to the within instrument and acknowledged  
to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies),  
and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity  
upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California  
that the foregoing paragraph is true and correct.

(Seal)

WITNESS my hand and official seal

  
Signature

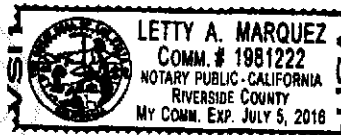
Notary Name: Letty A. Márquez

Commission# 1981222

County of Riverside

Comm. Exp. July 5, 2016

contact: 760-525-3618



Attach to: Statutory Warranty Deed



201210010108

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CHICAGO TITLE  
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425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620015521

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and as to her life estate

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BY: \_\_\_\_\_

Janice M. Gish

Trustee and as to her life estate to the subject property

Estate of William D. Gish, deceased

BY: \_\_\_\_\_

*Karen D. Willey, Heir*  
Karen D. Willey, Heir

BY: \_\_\_\_\_

Benjamin K. Gish, Heir

BY: \_\_\_\_\_

Gayle D. Woodruff, Heir



STATUTORY WARRANTY DEED  
(continued)

State of AZ

County of Maricopa

I certify that I know or have satisfactory evidence that Karen Dee Willey

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of The Lippert Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9-26-12



RYAN BETHEL  
Notary Public—Arizona  
Maricopa County  
Expires 07/31/2013

Ryan Bethel  
Name: Ryan Bethel  
Notary Public in and for the State of AZ  
Residing at: Maricopa AZ  
My appointment expires: 7-31-13

State of \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_

I certify that I know or have satisfactory evidence that

\_\_\_\_\_ is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

State of \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_

I certify that I know or have satisfactory evidence that

\_\_\_\_\_ is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_



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Estate of William D. Gish, deceased

BY: \_\_\_\_\_

Karen D. Willey, Heir

BY: 

Benjamin K. Gish, Heir

BY: \_\_\_\_\_

Gayle D. Woodruff, Heir



201210010108

Skagit County Auditor

STATUTORY WARRANTY DEED  
(continued)

State of WA

County of Walla Walla

I certify that I know or have satisfactory evidence that BENJAMIN R GILK

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of The Lippert Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8-26-12

NOTARY PUBLIC STATE OF WASHINGTON LEST COYLE MY COMMISSION EXPIRES SEPTEMBER 1, 2014	Name: <u>Lest Coyle</u> Notary Public in and for the State of <u>WA</u> Residing at: <u>Walla Walla</u> My appointment expires: <u>9-1-14</u>
--	--

I certify that I know or have satisfactory evidence that

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

State of \_\_\_\_\_

\_\_\_\_\_ of \_\_\_\_\_

I certify that I know or have satisfactory evidence that

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_



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Estate of William D. Gish, deceased

BY: \_\_\_\_\_

Karen D. Willey, Heir

BY: \_\_\_\_\_

Benjamin K. Gish, Heir

BY: Gayle D. Woodruff

Gayle D. Woodruff, Heir



201210010108

Skagit County Auditor



STATUTORY WARRANTY DEED  
(continued)

State of \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_

I certify that I know or have satisfactory evidence that \_\_\_\_\_

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of The Lippert Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

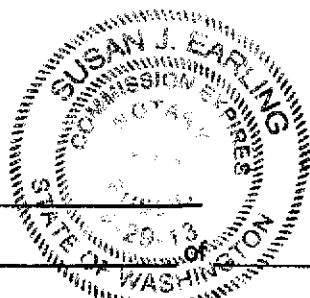
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

State of WASHINGTON  
COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that

GAYLE D. WOODRUFF  
(s)are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: SEPTEMBER 26, 2012



Susan J. Earling  
Name: SUSAN J. EARLING  
Notary Public in and for the State of WA  
Residing at: EDMONDS  
My appointment expires: 4-29-13

State of \_\_\_\_\_  
\_\_\_\_\_

I certify that I know or have satisfactory evidence that

\_\_\_\_\_ is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P99786/3772-222-003-0000 and P56304/3772-223-020-0020**

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**PARCEL A:**

Lot 3 of ANACORTES SHORT PLAT NO. 91-007 as approved October 23, 1991, and recorded November 5, 1991, in Volume 10 of Short Plats, Page 26, under Auditor's File No. 9111050027, records of Skagit County, Washington; being a portion of Block 222, Map of the City of Anacortes, recorded in Volume 2 of Plats, Pages 4 through 7, records of Skagit County, Washington.

Situate in Skagit County, Washington

**PARCEL B:**

Lot 44 of Survey recorded December 23, 1996, in Volume 19 of Surveys, pages 31 through 35, under Auditor's File No. 9612230056, records of Skagit County, Washington; being a portion of the Map of the City of Anacortes, according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

Situated in Skagit County, Washington.



**EXHIBIT "B"**  
**Exceptions**

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on **WOODSIDE SHORT PLAT:**

Recording No: 9111050027  
Affects: Parcel A

2. Private or public easements, if any, lying within vacated portions of streets and alleys;
3. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: July 23, 1992  
Recording No.: 9207230130  
Affects: Parcel A

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
Purpose: Underground electric transmission and/or distribution line.  
Recording Date: August 3, 1992  
Recording No.: 9208030075  
Affects: Portion of Parcel A and other property

5. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: February 27, 1997  
Auditor's No(s): 9702270080, records of Skagit County, Washington  
Executed By: Homestead Northwest Inc.  
Affects: Parcel B

Said instrument is a re-recording of instrument (s);  
Recorded: December 23, 1996  
Auditor's File No(s): 9612230057, records of Skagit County, Washington

6. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: November 4, 1996  
Recording No.: 96110401117  
Affects: Parcel B

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Homestead Northwest, Inc., its heirs, successors, and assigns, and also owners of adjoining tracts, their heirs, successors, and assigns.  
Purpose: Natural Vegetation  
Recording Date: December 16, 1996



## EXHIBIT "B"

### Exceptions

Recording No.: 9612160076  
Affects: Parcel B and other property

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 9612230056  
Affects: Parcel B

9. Assessments, if any, levied by City of Anacortes.  
10. City, county or local improvement district assessments, if any.

