

When recorded return to:
Timothy D. Nicodemus and Sarah L. Nicodemus
P.O. Box 1536
Anacortes, WA 98221



201212130140
Skagit County Auditor

12/13/2012 Page 1 of 2 3:55PM

Recorded at the request of:

File Number: A104722

Statutory Warranty Deed

THE GRANTOR Ruth G. Gale, an unmarried woman

A104722-1
GUARDIAN NORTHWEST TITLE CO.

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Timothy D. Nicodemus and Sarah L. Nicodemus, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 1, 2 & 3, Block 96, MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASH.

Tax Parcel Number(s): P55584, 3772-096-003-0005

Lot 1, 2 and 3, Block 96, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, 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 12/12/2012

Ruth G. Gale

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20124003

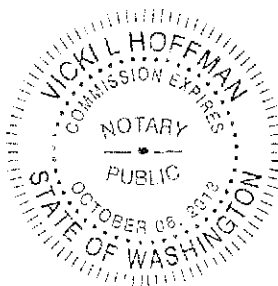
DEC 13 2012

Amount Paid \$ 4,900
By Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ruth G. Gale, the persons who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12-12-12



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

EXHIBIT A

EXCEPTIONS:

A. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: April 2, 2012
Auditor's No.: 201204020117
Regarding: Accessory Dwelling Unit Covenant

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.



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