

When recorded return to:
Mr. Kevin S. O'Toole
1506 12th Street
Anacortes, WA 98221



201212210138
Skagit County Auditor

12/21/2012 Page 1 of 1 3:49PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 144247-SAE

2012 4145
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 21 2012

3894.30

Grantor: Terry L. Hammond and Tracee F. Hammond
Grantee: Kevin S. O'Toole
Tax Parcel Number(s): P58724/3812-009-017-0004
Abbreviated Legal: Lots 16 & 17, Blk 9, Queen Anne Add To Anac.

Amount Paid \$
Skagit Co. Treasurer
By MF Deputy

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

144247 SAE

THE GRANTOR(S) TERRY L. HAMMOND AND TRACEE F. HAMMOND, HUSBAND AND WIFE for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KEVIN S. O'TOOLE, AN UNMARRIED PERSON GRANTEE(S) the following described real estate, situated in the County of Skagit, State of Washington

Lots 16 and 17, Block 9, "QUEEN ANNE ADDITION TO THE CITY OF ANACORTES", as per plat recorded in Volume 2 of Plats, page 39, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 144247-SAE.

Dated December 19, 2012

Terry L. Hammond by Tracee F. Hammond
his Attorney in fact

Tracee F. Hammond

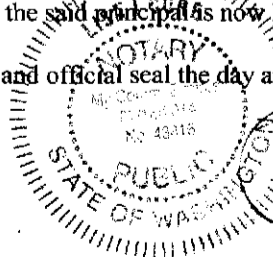
Terry L. Hammond by Tracee F. Hammond his Attorney in fact

Tracee F. Hammond

STATE OF Washington
COUNTY OF Skagit } SS:

On this 20 day of December 2012 before me personally appeared Tracee F. Hammond, to me known to be the individual described in and who executed the foregoing instrument for her self and as Attorney in Fact for Terry L. Hammond and acknowledged that she signed and sealed the same as her free and voluntary act and deed for her self and also as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.
(Seal)



Lisa J. Cune
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: July 16, 2014