



201302190192

Skagit County Auditor

When Recorded Mail to:

2/19/2013 Page 1 of 2 3:44PM

PRICE & FARRINGTON
2370 130th Avenue N.E., Suite 103
Bellevue, Washington 98005

LIMITED WARRANTY DEED

Recorded at the Request of: PRICE & FARRINGTON / The draftsman assumes no responsibility for the legal description and stated title owner(s) herein which were supplied by the parties hereto.

GRANTORS, Perry E. Wheeler and Christine A. Wheeler, husband and wife, as a mere change in identity only, do hereby *convey and warrant* to, Perry E. Wheeler and Christine A. Wheeler, Trustees, or their successor in Trust under the Wheeler Living Trust dated September 8, 2011 and any amendments thereto, **GRANTEE**, Grantors' entire interest and any interest Grantors may hereafter acquire in the following described real property in the County of Skagit, State of WASHINGTON:

LEGAL:**PARCEL "A":**

Lot 44, "SKYLINE NO. 7", as per plat recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington.

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

PARCEL "B":

That portion of Section 27, Township 35 North, Range 1 East W.M., described as follows:

Beginning at the most Southerly corner of Lot 44, "SKYLINE NO. 7" as per plat recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington;

Thence South 56°26'56" East 60.00 feet;

Thence North 32°45'29" East 73.14 feet;

Thence North 59°57'00" West 70.85 feet to the most Easterly corner of said Lot 44;

Thence Southerly along the Southeasterly line of said Lot 44 of the point of beginning

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

Assessor's Tax Parcel #: 38230000440007

The liability and obligations of Grantors to Grantees and Trustees successors under the warranties contained herein shall be limited to the amount, nature and terms of any title insurance coverage available to grantors under any title insurance policy. Grantors shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to Grantors under any title insurance policy.

DATED and delivered this 6 day of February, 2013.

Perry E. Wheeler
PERRY E. WHEELER, Grantor

Christine A. Wheeler
CHRISTINE A. WHEELER, Grantor

<p>STATE OF WASHINGTON)) ss. COUNTY OF KING Snohomish)</p> <p>On this day personally appeared before me PERRY E. WHEELER and CHRISTINE A. WHEELER to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.</p> <p>GIVEN under my hand and official seal this <u>6</u> day of <u>February</u>, 2013.</p> <p><u>Colleen Maxwell</u> NAME: <u>Colleen Maxwell</u> NOTARY PUBLIC in and for the State of WASHINGTON My Commission Expires: <u>2-23-16</u></p>	<p>PLACE NOTARY SEAL HERE</p> <div style="border: 2px solid black; padding: 10px; text-align: center;"><p>Notary Public State of Washington COLLEEN MAXWELL My Appointment Expires Feb 23, 2016</p></div>
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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013550
FEB 19 2013

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



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Skagit County Auditor