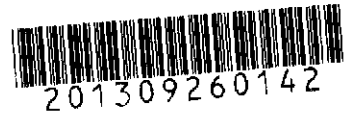


When recorded return to:
Katherine C Jensen
4012 Astrea Place
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title & Escrow

File Number: A106560



Skagit County Auditor
9/26/2013 Page

1 of

2 3:46PM

\$73.00

Statutory Warranty Deed

A106560
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Kirk J. Lunsford, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Katherine C. Jensen, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 12, Astrea Place

Tax Parcel Number(s): P108782, 4675-000-012-0000

Lot 12, "ASTREA PLACE", as per plat recorded in Volume 16 of Plats, pages 107 and 108, 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 9/23/2013

Kirk J Lunsford
Kirk J Lunsford

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20133940

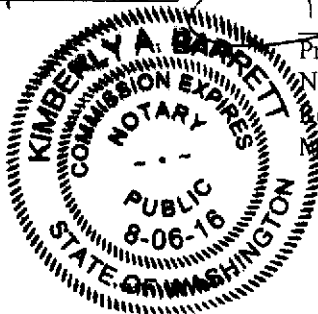
SEP 26 2013

Amount Paid \$ 4917.80
Skagit Co. Treasurer
By *klc* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kirk J Lunsford, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 9-25-13



Kimberly A Barrett
Printed Name: Kimberly A Barrett

Notary Public in and for the State of

Washington

Residing at Oak Harbor

My appointment expires: Aug 6, 2016

EXHIBIT A

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Astrea Place
Recorded: May 31, 1996
Auditor's No: 9605310132

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: July 23, 1996
Auditor's No: 9607230081
Executed by: S & W Ventures, a Washington Partnership

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: March 19, 1997
Auditor's No: 9703190070
Executed by: S & W Ventures



201309260142

Skagit County Auditor

9/26/2013 Page

2 of

2

\$73.00

3:46PM