



201312120033

Skagit County Auditor \$74.00
12/12/2013 Page 1 of 3 10:20AM

When recorded return to:
17th Street LLC
13746 Rosario Road
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A106587

Statutory Warranty Deed

A106587
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR **Jeanine G. Bush**, as her separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **17th Street LLC**, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington
***AND AS PART OF AN IRS 1031 TAX DEFERRED EXCHANGE**

Abbreviated Legal:
Ptn. Lots 3 - 6 and 15 - 17 Block 126 Anacortes

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): **P55812, 3772-126-017-0004**

Dated 12/06/2013

Jeanine G. Bush

STATE OF Montana }
COUNTY OF Ravalli } SS:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20134955
DEC 12 2013

Amount Paid \$ *5,256.00*
Skagit Co. Treasurer
By *MAM* Deputy

I certify that I know or have satisfactory evidence that **Jeanine G. Bush**, 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: Dec 9, 2013

Printed Name: Darcy LN Glunt
Notary Public in and for the State of Montana
Residing at Stevensville
My appointment expires: Sept 12, 2017

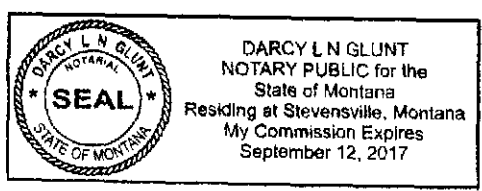


EXHIBIT A

PARCEL A:

The West 1/2 of Lot 3, and all of Lots 4 – 6, inclusive, of Block 126, "MAP OF THE CITY OF ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, Page 4, records of Skagit County, Washington;

TOGETHER WITH the North 1/2 of the vacated alley adjoining said lots, which has attached to said lots by operation of law.

PARCEL B:

Lots 15, 16 and 17, Block 126, "MAP OF THE CITY OF ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, Page 4, records of Skagit County, Washington;

EXCEPT the South 90 feet of said lots:

TOGETHER WITH the South 1/2 of the vacated alley adjoining said lots, which has attached to said lots by operation of law.



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EXHIBIT B

EXCEPTIONS:

A. Reservation of easement contained in Ordinance #846 by which alley running through said Block 126 was vacated, which ordinance was recorded April 12, 1943 under Auditor's File No. 361314, as follows:

"An easement is hereby reserved by the City of Anacortes, its officers, agents and employees, over and across any and all of said alley at any time for any and all purposes."



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