

When recorded return to:
Dennis S. Koger and Barbara J. Koger
6056 S. Shore Road
Anacortes, WA 98221



201401080015

Skagit County Auditor \$73.00
1/8/2014 Page 1 of 2 10:09AM

Recorded at the request of:

File Number: A106937

Statutory Warranty Deed

A106937-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Jack D. Gibbs, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dennis K. Koger and Barbara J. Koger, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

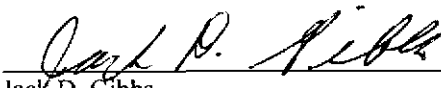
Lots 3, 4, 26, 27 and 28, Block 29 North Anacortes; Together with portion of vacated alley and Chestnut Street that have reverted thereto.

Tax Parcel Number(s): P60817, 3843-029-028-0002

Lots 3, 4, 26, 27 and 28, Block 29 "City of North Anacortes" as per plat recorded in Volume 3 of Plats, Page 23, records of Skagit County, Washington; TOGETHER WITH those portions of the vacated alley that have reverted thereto by operation of law; ALSO TOGETHER WITH that portion of vacated Chestnut Street that has reverted thereto by operation of law.


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 12/30/2013


Jack D. Gibbs

2014 54
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

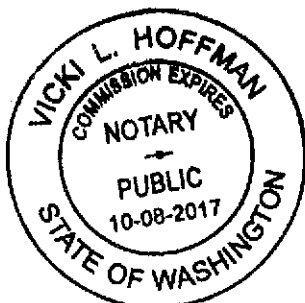
JAN 08 2014

Amount Paid \$ 1429.00
By  Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jack D. Gibbs, the persons who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 1-7-14



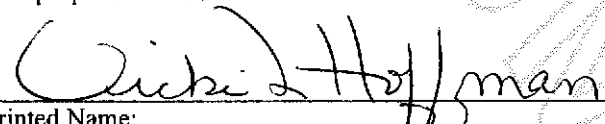

Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at ANACORTES
My appointment expires: 10-8-17

EXHIBIT A

EXCEPTIONS:

A. Private rights of access and utilities, if any, over and across vacated alley and street lying within the subject property.

(As a courtesy vacation orders recorded as Auditor's File No. 8605190074 have been included herewith.)

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: October 8, 1993
Auditor's No.: 9310080105
Affects: Adjoining property

C. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: September 5, 2002
Auditor's No.: 200209050077
Affects: Adjoining property



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\$73.00

1/8/2014 Page

2 of

2 10:09AM