

When recorded return to:  
Phillip G. Schober and Nancy J. Schober  
2106 28th Street  
Anacortes, WA 98221



Skagit County Auditor \$75.00  
6/12/2014 Page 1 of 4 3:38PM

Recorded at the request of:  
Guardian Northwest Title  
File Number: A107702

**Statutory Warranty Deed**

A107702

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Martin W. Neils, personal representative for the Estate of Terry E. Neils, deceased and Martin W. Neils, personal representative for the Estate of Helen J. Neils, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Phillip G. Schober and Nancy J. Schober, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

- Lot 12, Block 179, City of Anacortes (Parcel A);
- Lots 13 and 14, Block 6, Pleasant Slope Add. To Anacortes (Parcel B);
- Lots 15 and 16, Block 6, Pleasant Slope Add. To Anacortes (Parcel C);

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): P56141, 3772-179-012-0008, P58654, 3811-006-014-0004, P58655, 3811-006-016-0002

Dated June 10, 2014

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20142054  
JUN 12 2014

The Estate of Terry E. Neils  
Martin W. Neils  
By: Martin W. Neils, Personal Representative

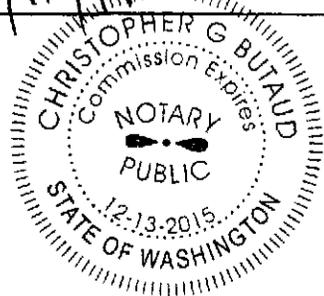
Amount Paid \$ 7036.00  
Skagit Co. Treasurer  
By MG Deputy

The Estate of Helen J. Neils  
Martin W. Neils  
By: Martin W. Neils, Personal Representative

STATE OF Washington }  
County of King , SS:

I certify that I know or have satisfactory evidence that Martin W. Neils signed this instrument, on oath stated that He is authorized to execute the instrument and acknowledged it as the Personal representative of The Estate of Terry E. Neils to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 6/11/14

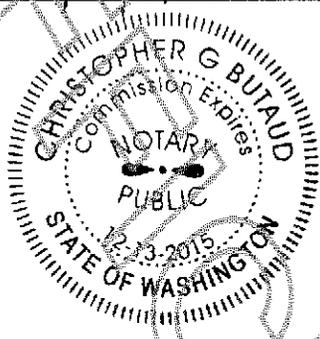


Christopher G. Butaud  
Printed Name: Christopher G. Butaud  
Notary Public in and for the State of Washington  
Residing at 170th St, WA  
My appointment expires: 12/13/15

STATE OF Washington }  
County of King, SS:

I certify that I know or have satisfactory evidence that Martin W. Neils  
signed this instrument, on oath stated that He is  
authorized to execute the instrument and acknowledged it as the Personal representative  
of The Estate of Helen J. Neils to be the free and voluntary act of such  
party for the uses and purposes mentioned in this instrument.

Dated: 6/11/14



Christopher G. Butaud

Printed Name: CHRISTOPHER G. BUTAUD  
Notary Public in and for the State of Washington  
Residing at Bothell, WA  
My appointment expires: 12/13/15



**EXHIBIT A**

**Parcel "A":**

Lot 12, Block 179, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

**Parcel "B":**

Lots 13 and 14, Block 6, "PLEASANT SLOPE ADDITION TO THE CITY OF ANACORTES", according to the plat thereof recorded in Volume 1 of Plats, page 40, records of Skagit County, Washington.

**Parcel "C":**

Lots 15 and 16, Block 6, "PLEASANT SLOPE ADDITION TO THE CITY OF ANACORTES", according to the plat thereof recorded in Volume 1 of Plats, page 40, records of Skagit County, Washington.



Exhibit "B"

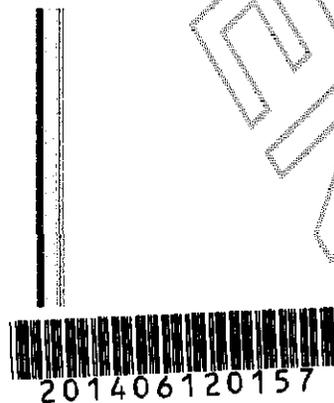
A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: February 7, 1996  
Auditor's No.: 9602070051  
Affects: Parcel "A" and portion of Parcel "B"

B. RESERVATION CONTAINED IN DEED:

Executed by: John E. Prosser, Jr. and Sharron S. Prosser, also appearing of record as Sharon S. Prosser, husband and wife  
Recorded: August 24, 1999  
Auditor's No.: 199908240108  
As Follows:

"Should "E" Avenue be vacated, the owners of Lots 17-20, Block 6, PLEASANT SLOPE ADDITION shall have the right to purchase the East 30 feet of the West 40 feet of that portion of "E" Avenue adjacent to Lots 15 & 16, Block 6, PLEASANT SLOPE ADDITION for their legal access to their property. The owner of Lots 15 & 16, Block 6, PLEASANT SLOPE ADDITION shall have the right to purchase the West 10 feet of the West 40 feet of that portion of "E" Avenue that is adjacent to Lots 15 & 16, Block 6, PLEASANT SLOPE ADDITION."



201406120157