

When recorded return to:

Michael H. Frushour and Kathleen Frushour
7737 29th Ave NW
Seattle, WA 98117



201412100024

Skagit County Auditor
12/10/2014 Page

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\$74.00
3 11:28AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No. 620022685

CHICAGO TITLE 620022685

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lawrence D. Walker and Lori Anne Walker, Trustee of the Walker Family Living Trust dated July 11, 2002

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Michael H. Frushour and Kathleen Frushour, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

The West Half of Lot 3 and all of Lots 4 and 5, Block 303, NORTHERN PACIFIC ADDITION TO ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington;

(Also known as Lot G of Survey recorded in Volume 18 of Surveys, page 46, under Auditor's File No. 9603280002, records of Skagit County, Washington).

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P110807 / 3809-303-005-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620022685, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: December 4, 2014

Walker Family Living Trust dated July 11, 2002

BY: Lawrence D. Walker, Trustee
Lawrence D. Walker, Trustee

BY: Lori Anne Walker, Trustee
Lori Anne Walker, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20144652
DEC 10 2014

Amount Paid \$ 5345.00
Skagit Co. Treasurer
By Man Deputy

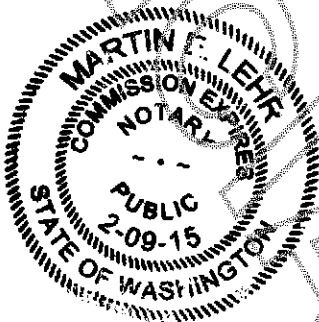
STATUTORY WARRANTY DEED
(continued)

State of Washington
County Skagit of Skagit

I certify that I know or have satisfactory evidence that Lawrence D. Walker and Lori Anne Walker are the person(s) who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the Trustees of the Walker Family Living Trust dated July 11, 2002 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 4, 2014

Martin E. Lehr
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-15



201412100024

SCHEDULE "B"
Special Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 3, 1994
Auditor's No(s): 9411030052, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Said premises and other property

2. Assessments, if any, levied by City of Anacortes.

3. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.



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