

When recorded return to:
WLR Property, LLC
11067 Post Drive
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A109252

201504280032
Skagit County Auditor
4/28/2015 Page 1 of 3 10:23AM
\$74.00

Statutory Warranty Deed
GUARDIAN NORTHWEST TITLE CO.
A109252

THE GRANTORS Gary L. Potts and Denise A. Potts, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to WLR Property LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lot 17, and all Lots 18 & 19, Block 7, Seattle Syndicate's First Addn. to the Anacortes


Tax Parcel Number(s): P58817, 3813-007-017-0007

The North 1/2 of Lot 17, all of Lots 18 and 19, "SEATTLE SYNDICATE'S FIRST ADDITION TO THE CITY OF ANACORTES", as per plat recorded in Volume 1 of Plats, page 25, records of Skagit County; TOGETHER WITH the vacated West 10 feet of "R" Avenue adjoining.

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 4/21/2015


Gary L. Potts


Denise A. Potts

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20151401

APR 28 2015

STATE OF California }
COUNTY OF _____ } SS:

Amount Paid \$4,989.⁰⁰
Skagit Co. Treasurer
By  Deputy

I certify that I know or have satisfactory evidence that Gary L. Potts and Denise A. Potts, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: _____

see
attached
California
Notary

Printed Name: _____
Notary Public in and for the State of California
Residing at _____
My appointment expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of KERN)

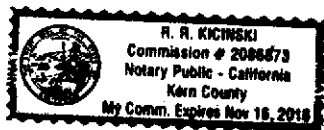
On 22 April 2015 before me, R. R. KICINSKI NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared GARY A. POTTS AND DENISE A. POTTS
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature RRKicinski
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: STATUTORY WARRANTY DEED Document Date: 04-21-2015
Number of Pages: 1 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

EXHIBIT A

EXCEPTIONS:

A. Subject to reservation contained in Ordinance No. 1260 of the City of Anacortes, recorded June 24, 1959 under Auditor's File No. 582250, wherein the City of Anacortes reserved for itself forever the right to go upon said street for purposes of excavation for sewer, water pipe, electric light and power wires and poles, and to lay sewer pipe, water pipe, electric light and power conduits, telephone wire conduits and maintain, repair, renew and replace the same and perform any and all work in connection therewith appropriate for the welfare of the public.
(Affects portion lying within vacated street)