



201505290057

Skagit County Auditor \$73.00  
5/29/2015 Page 1 of 2 10:43AM

When recorded return to:  
Ryan Kelly and Kelly Kelly  
3110 W. 3rd Place  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A109285

### Statutory Warranty Deed

A109285-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Richard A. Shields and Darcilyn Kay Shields, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ryan Kelly and Kelly Kelly, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn Lots 15 - 18, Block 506, Northern Pacific Addn. to Anacortes

Tax Parcel Number(s): P114281, 3809-506-018-0000

The East 74.99 feet of the West 224.97 feet of Block 506, "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;

EXCEPT the South 34 feet thereof;

TOGETHER WITH the South 34 feet of West 3rd Street vacated under Ordinance No. 2417 as would attach by the 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 5/22/2015

Richard A. Shields

Darcilyn Kay Shields

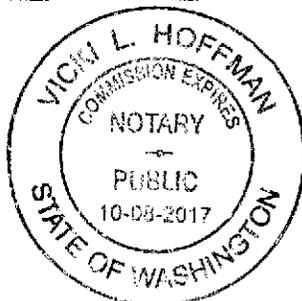
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20151935  
MAY 29 2015

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$9,083.<sup>00</sup>  
Skagit Co. Treasurer  
By Mum Deputy

I certify that I know or have satisfactory evidence that Richard A. Shields and Darcilyn Kay Shields, 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: 5-27-15



Printed Name: Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Coupeville, WA  
My appointment expires: 10/08/2017

**EXHIBIT A**

**EXCEPTIONS:**

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 24, 1954  
Auditor's No.: 509693  
Executed By: Park Estates Development Co., a limited partnership,  
by Great Western Investment Co. Inc., General Partner,  
by Albert Balch, President

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: February 11, 1999  
Recorded: February 12, 1999  
Auditor's No.: 9902120076  
Executed By: Branko Jurkovich and Maria I. Jurkovich,  
husband and wife; and Paolo V. Jurkovich and  
Christie E. Jurkovich, husband and wife

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: February 16, 1999  
Auditor's No.: 9902160224