

When recorded return to:
John Oosterhof and Georgia Oosterhof
814 Dana Drive
Sedro Woolley, WA 98284



Skagit County Auditor \$73.00
6/26/2015 Page 1 of 2 9:31AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620024111

CHICAGO TITLE

620024111

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dale A. Dahl, Personal Representative of the Estate of Charlene C. Koster and Melvin A. Koster, deceased, in accordance with Probate Cause No. 15 4 00065 9, filed in the Superior Court of The State of Washington in and for the County of Skagit

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to John Oosterhof and Georgia Oosterhof, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 6, ANDERSON-HILDE PLAT, according to the plat thereof recorded in Volume 11 of Plats, page 50, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P79649 / 4347-000-006-0008

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620024111, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: June 18, 2015

The Estate of Charlene C. Koster and Melvin A. Koster, deceased

BY: Dale A. Dahl
Dale A. Dahl, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20152399
JUN 26 2015

State of Washington
County of Skagit

Amount Paid \$4,544.⁰⁰
By [Signature] Skagit Co. Treasurer
[Signature] Deputy

I certify that I know or have satisfactory evidence that Dale A. Dahl

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Melvin A. Koster and the Estate of Charlene C. Koster, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 22, 2015



Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley
My appointment expires: 10/30/2016

Statutory Warranty Deed (RCW 64.05)
WA000059/0001/Updated: 07.30.13

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on ANDERSON-HILDE PLAT:

Recording No: 847459

2. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: January 20, 1977
Recording No.: 849652

3. Assessments, if any, levied by City of Sedro-Woolley.
4. City, county or local improvement district assessments, if any.
5. 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.