



Skagit County Auditor  
7/2/2015 Page 1 of 2 \$73.00  
1:55PM

When recorded return to:  
First American Exchange of Skagit County  
1301 B Riverside Drive  
Mount Vernon, WA 98273

Recorded at the request of:  
Guardian Northwest Title  
File Number: A109379

### Statutory Warranty Deed

A109379  
GUARDIAN NORTHWEST TITLE CO.

**THE GRANTOR Anne Martin-McCool, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to SEAS Holding, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington**

Abbreviated Legal:  
Ptn. Lots 11 - 13, Block 21, Anacortes

Tax Parcel Number(s): P54985, 3772-021-013-0001, P101548, 3772-021-013-0400

The North 20 feet of Lots 11, 12 and 13, Block 21, MAP OF THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 4 Through 7, records of Skagit County, Washington.

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 6/29/2015

Anne Martin-McCool

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015 9551  
JUL 02 2015

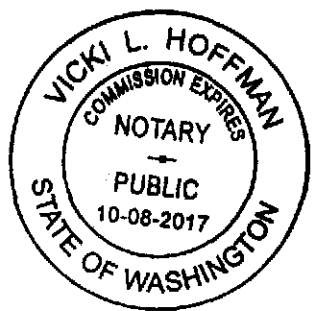
Amount Paid \$5,790.<sup>00</sup>  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Anne Martin-McCool, the persons who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-30-15

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. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee:	E.P. Barker and Edith Barker, husband and wife
Recorded:	January 5, 1924
Auditor's No.	170881
Purpose:	Road Purposes
Area Affected:	East 6 feet of said premises

**B. Any agreement or costs relative to the joint wall with the adjoiner to the South.**