

When recorded return to:
Jon M. Hill and Sara R. Hill
3719 Commercial Avenue
Anacortes, WA 98221



201507300056

Skagit County Auditor \$74.00
7/30/2015 Page 1 of 3 2:11PM

Recorded at the request of:
Guardian Northwest Title
File Number: A108939

Statutory Warranty Deed

A108939-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS William A. Huska and Betty Jo Huska, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jon M. Hill and Sara R. Hill, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 30, Township 35 North, Range 2 East; Ptn. Gov't Lot 2

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P33091, 350230-0-101-0009

Dated 7/20/2015

William A. Huska
William A. Huska

Betty Jo Huska
Betty Jo Huska

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20152979
JUL 30 2015

Amount Paid \$ 3,476.⁰⁰
Skagit Co. Treasurer
By *nam* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that William A. Huska and Betty Jo Huska, 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: 7-29-15

Vicki L. Hoffman
Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Coupeville, WA
My appointment expires: 10/8/17

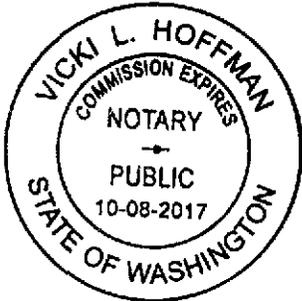


EXHIBIT A

PARCEL "A":

A tract of land in Government Lot 2, Section 30, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at a point where the East line of Commercial Avenue in the City of Anacortes intersects the South line of said Government Lot 2; thence North $2^{\circ}11'30''$ West along the East line of Commercial Avenue 50.0 feet; thence South $89^{\circ}40'$ East parallel to the South line of Government Lot 2 for 186.1 feet to a line that is parallel to and 520.4 feet East of the West line of said Lot 2; thence South $0^{\circ}21'$ East parallel to the West line of said Lot 2 for 49.97 feet to the South line of said Lot 2; thence North $89^{\circ}40'$ West along the South line of said Lot 2 for 184.42 feet to the point of beginning.

PARCEL "B":

That portion of the "SEATTLE SYNDICATE'S FIRST ADDITION TO THE CITY OF ANACORTES, WASH.:", according to the plat thereof, recorded in Volume 1 of Plats, page 25, records of Skagit County, Washington, lying North of the North line of Lots 1 and 24 of Block 6 of said Addition and between the East line of Commercial Avenue and the West line of "Q" Avenue and that portion of the alley in Block 6, if any, lying North of the North line of Lots 1 and 24 extended.

EXHIBIT B

EXCEPTIONS:

- A. The right of the public for access utility easement in and to Parcel "B" as shown in the plat.
- B. 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:	June 11, 2009
Auditor's No.:	200906110092