



Skagit County Auditor \$74.00
11/6/2015 Page 1 of 2 2:18PM

When recorded return to:
Edward B. Kefgen and Lynnette Kefgen
15696 Yokeko Drive
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620025384

CHICAGO TITLE
620025384

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas E. Litzinger, an unmarried individual
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Edward B. Kefgen and Lynnette Kefgen, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 51, "DECEPTION PASS WATERFRONT TRACTS", as per plat recorded in Volume 5 of Plats,
page 26, records of Skagit County, Washington;

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P64909 / 3898-000-051-0007

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620025384, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: October 29, 2015

Thomas E. Litzinger
By *[Signature]* his Attorney in Fact
Thomas E. Litzinger
By: Michael D. Litzinger, his Attorney in Fact

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20154575
NOV 06 2015

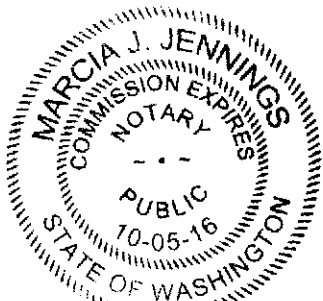
Amount Paid \$ 4,455.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Michael D. Litzinger

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 Attorney in Fact for Thomas E. Litzinger to be the free and voluntary act of
such party for the uses and purposes mentioned in the instrument.

Dated: October 29, 2015



Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley
My appointment expires: 10/5/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Restriction contained in deed
Recording Date: November 17, 1947
Recording No.: 411234
As Follows: Property is not to be used for commercial purposes
2. Agreement and License including the terms, covenants and provisions thereof
Recording Date: April 30, 1962
Recording No.: 620895
3. Record of Survey
Recording Date: February 14, 1992
Recording No.: 9202140011
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.