

When recorded return to:  
Ms. Ruth A. Wright Phelps  
14127 West Yosemite Drive  
Sun City West, AZ 85375

Filed for Record at Request of  
Land Title & Escrow  
Escrow Number: 153425-OAE ✓



201511100057

Skagit County Auditor \$74.00  
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Grantor: John A. Roney and Tina R.M. Roney  
Grantee: Ruth A. Wright Phelps  
Tax Parcel Number(s): P118752/4788-000-009-0200  
Abbreviated Legal: Unit 9B, Cedar Point, A Condo.

## Statutory Warranty Deed

### Land Title and Escrow

THE GRANTOR(S) John A. Roney and Tina R.M. Roney, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ruth A. Wright Phelps, an unmarried individual GRANTEE(S) the following described real estate, situated in the County of Skagit, State of Washington

That there are no parties in possession under unrecorded leaseholds, if any; rights of vendors and holders of security interests on personal property installed upon said property, and rights of tenants to remove trade fixtures at the expiration of the terms, on the following described property:

#### DESCRIPTION:

Unit 9B, "CEDAR POINT, A CONDOMINIUM," as per Survey Map and Plans recorded on January 10, 2002 under Auditor's File No. 200201100078, and as described in Declaration recorded January 10, 2002, under Auditor's File No. 200201100079; and First Amendment thereto recorded April 27, 2004, under Auditor's File No. 200404270060; and Second Amendment thereto recorded March 1, 2006,; and Third Amendment thereto recorded June 4, 2007, under Auditor's File No. 200706040181; records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 153425-OAE.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Dated October 16, 2015

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20154611  
NOV 10 2015

Amount Paid \$ 4205.80  
Skagit Co. Treasurer  
By *man* Deputy

John A. Roney

Tina R.M. Roney

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that **John A. Roney and Tina R.M. Roney**

are the persons who appeared before me, and said persons 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.

Dated: November 10, 2015

Shelley Miner

Notary Public in and for the State of Washington

Residing at Mount Vernon

My appointment expires: 5/15/19

