

When recorded return to:
Mark W. Chatt and Suzanne F. Chatt
420 Warner Street
Sedro Woolley, WA 98284



201603240047

Skagit County Auditor \$76.00
3/24/2016 Page 1 of 4 2:40PM

Recorded at the request of:
File Number: A110993

Statutory Warranty Deed

A110993
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Nigel Lewis and Troy J. Hickman, Co-Personal Representatives of the Estate of John R. Stave, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Mark W. Chatt and Suzanne F. Chatt, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
East 5 feet Lot 14, all Lot 15 & West 33 feet Lot 16, Block 31, First Addn. to Sedro

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): P75647, 4150-031-015-0008, P75648, 4150-031-016-0007

Dated 3/04/2016

Estate of John R. Stave

Nigel Lewis
By: Nigel Lewis, Personal Representative

Troy J. Hickman
By: Troy J. Hickman, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016973
MAR 24 2016

STATE OF Washington }
COUNTY OF King } SS:

Amount Paid \$ 2230.⁰⁰
Skagit Co. Treasurer
By M. M. Deputy

I certify that I know or have satisfactory evidence that Nigel Lewis is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Co-Personal Representative of the Estate of John R. Stave, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3-16-2016

Janet Wilson Dunnavan



Notary Public in and for the State of Washington
Residing at Mill Creek, WA
My appointment expires: 6-19-2016

STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Troy J. Hickman is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Co-Personal Representative of the Estate of John R. Stave, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

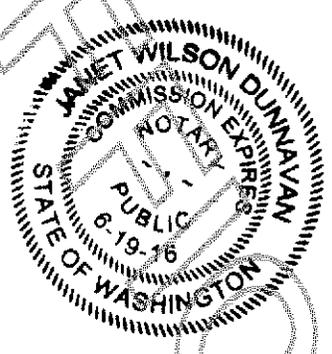
Dated: 3-16-2016

Janet Wilson Dunnavan

Notary Public in and for the State of Washington

Residing at Mill Creek WA

My appointment expires: 6-19-2016



UNOFFICIAL DOCUMENT

EXHIBIT A

Parcel "A":

The East 5 feet of Lot 14 and the West 33 feet of Lot 15 in Block 31, "First Addition to the Town of Sedro, Skagit County, Washington", as per plat recorded in Volume 3 of Plats, Page 29, records of Skagit County, Washington.

Parcel "B":

The East 7 feet of Lot 15 and the West 33 feet of Lot 16 in Block 31, "First Addition to the Town of Sedro, Skagit County, Washington", as per plat recorded in Volume 3 of Plats, Page 29, records of Skagit County, Washington.

EXHIBIT B

EXCEPTIONS:

A. 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: First Addition to the Town of Sedro
Recorded: 1889
Auditor's No.: Volume 3 of Plats, Page 29

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit Realty Company
And: Edson G. Abbott
Recorded: October 25, 1924
Auditor's No.: 178285
Regarding: Party Wall Agreement
Affects: West line of Parcel A

Said Agreement was corrected by document recorded October 3, 1933 as Auditor's File No. 258153.

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Edson G. Abbott
And: Larry Stave, et ux
Recorded: August 18, 1933
Auditor's No.: 257555
Regarding: Party Wall Agreement
Affects: Line between Parcels A and B

Said Agreement may be ineffective due to the doctrine of merger.