

When recorded return to:
Eric P. Troili and Desiree E. Troili
1611 Palm Avenue
Everett, WA 98203

Recorded at the request of:
Guardian Northwest Title
File Number: 107341



201603290032

Skagit County Auditor

\$74.00

3/29/2016 Page

1 of

2 10:45AM

Statutory Warranty Deed

107341

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Joyce Hamilton, as her separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Eric P. Troili and Desiree E. Troili, a married couple** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 17, Township 35 North, Range 7 East; Ptn. of NW of NE, Lot B SP 97-0033

Tax Parcel Number(s): **P123371, 350717-1-001-0800**

Lot B, Short Plat 97-0033 as recorded on September 23, 2005 under Auditor's File No. 200509230112, records of Skagit County, Washington; being a portion of the Northwest ¼ of the Northeast ¼ of Section 17, Township 35 North, Range 7 East of W.M..

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 3-18-16

Joyce Hamilton
Joyce Hamilton

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20161051
MAR 29 2016

Amount Paid \$11678.00

Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Joyce Hamilton, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3-19-16 32814

[Signature]

Printed Name: Katie Hickok

Notary Public in and for the State of

Washington

Residing at MT Vernon

My appointment expires: 1/07/2019

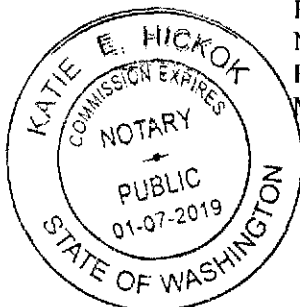


Exhibit A

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: Short Plat 51-79
Recorded: July 31, 1979
Auditor's No.: 7907310040

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Dave L. Hamilton and Joyce N. Hamilton
Recorded: January 6, 1998
Auditor's No.: 9801060045
Purpose: Ingress, egress and Utilities

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: David L. Hamilton and Joyce Hamilton
And: Future property owners
Dated: August 31, 2005
Recorded: September 23, 2005
Auditor's No.: 200509230109
Regarding: Road Maintenance Agreement

D. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: September 23, 2005
Auditor's No.: 200509230110

E. 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: Short Plat 97-0033
Recorded: September 23, 2005
Auditor's No.: 200509230112