

When recorded return to:
Brian D. Fisse
9055 22nd Avenue NW
Seattle, WA 98117

Recorded at the request of:
Guardian Northwest Title
File Number: A106515



Skagit County Auditor
4/1/2016 Page

1 of

4 2:05PM

\$76.00

Statutory Warranty Deed

A106515
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Gregory R. Greenfield who acquired title as Gregory R. Greenfield, an unmarried man, and Dawn D. Greenfield, an unmarried woman, who acquired title as husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Brian D. Fisse, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Portion of Lots 1 - 4 and Lots 21 - 24, Block 10 Woolley, the Hub of Skagit County

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): P77519, 4177-010-021-0003

Dated 3/25/2016

Gregory R. Greenfield

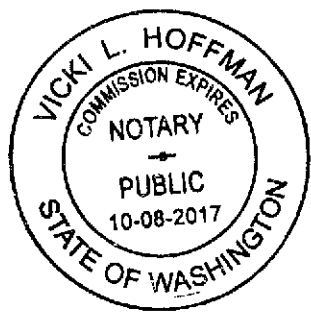
Dawn D. Greenfield

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Gregory R. Greenfield, the person who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3-30-16

Printed Name: _____
Notary Public in and for the State of Washington
Residing at COUPEVILLE
My appointment expires: 10-8-17



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 1146
APR 01 2016

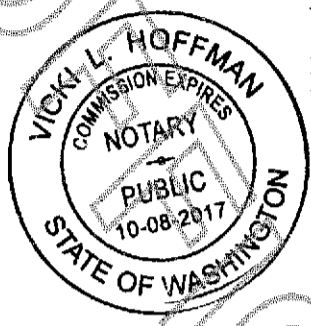
Amount Paid \$ 5345.00
Skagit Co. Treasurer
By HB Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Dawn D. Greenfield, the person who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3-29-16

Vicki L. Hoffman
Printed Name: VICKI L. HOFFMAN
Notary Public in and for the State of Washington
Residing at COUPEVILLE
My appointment expires: 10-8-17



UNOFFICIAL DOCUMENT

EXHIBIT A

PARCEL "A":

The South 16 feet 6 inches of Lots 1, 2 and 3, Block 10, "WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 92, records of Skagit County, Washington and the North 8 feet of the vacated alley adjoining said lots.

PARCEL "B":

A tract described as follows:

Beginning at a point on the West line of Lot 4, in Block 10, "WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON" as per plat recorded in Volume 2 of Plats, page 92, records of Skagit County, Washington, 83 feet South of its Northwest corner; thence South along the West line of said lot and said line produced 25 feet to the center of the vacated alley through said Block 10; thence East 14 feet; thence; North $13^{\circ}34'$ West to a point due East of the point of beginning; thence West to the point of beginning.

PARCEL "C":

The North 22 feet of Lots 22, 23 and 24, and the North 22 feet of the West 14 feet of Lot 21, all in Block 10, "WOOLLEY, THE HUB OF SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 92, records of Skagit County, Washington.

TOGETHER WITH the South 8 feet of the vacated alley adjoining.

EXHIBIT B

EXCEPTIONS:

A. PARTY WALL AGREEMENT AND THE TERMS AND PROVISIONS THEREOF:

Between: WJ Munro, et ux
And: CJ Wicker, et ux
Dated: June 28, 1915
Recorded: August 6, 1915
Auditor's No.: 109204
Affects: South line

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Joe Oliver, et ux, et al
Dated: December 2, 1919
Recorded: August 11, 1920
Auditor's No.: 43996
Purpose: Sewer pipe line
Area Affected: See document for location

C. PARTY WALL AGREEMENT AND THE TERMS AND PROVISIONS THEREOF:

Between: Carrie E. Rowland
And: W.J. Munro, et ux
Dated: April 16, 1925
Recorded: April 28, 1925
Auditor's No.: 183221

Said Agreement appears to affect a wall lying between Parcels "A" and "C"; issues of merger have NOT been considered or resolved.

D. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Woolley, The Hub of Skagit County
Recorded: June 13, 1890
Auditor's No.: Volume 2 of Plats, page 92