

When recorded return to:
Mr. Nicholas William Dudley
2701 17th Street
Anacortes, WA 98221



Skagit County Auditor \$74.00
4/7/2016 Page 1 of 2 3:18PM

Filed for Record at Request of
Land Title & Escrow
Escrow Number: 154483-FAE ✓

Grantor: Knightsbridge Financial Trust
Grantee: Nicholas William Dudley
Tax Parcel Number(s): P68277/3973-000-036-0005, P68434/3982-000-001-0005
Abbreviated Legal: Parcel A: Ptn Lot 36, Rancho San Juan Del Mar #2; Parcel B: Ptn Lot 1,
Rancho San Juan Del Mar #11

Land Title and Escrow Statutory Warranty Deed

THE GRANTOR(S) Gary Pepper, Trustee of the Knightsbridge Financial Trust Established under Declaration of Trust dated October 1, 2013 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Nicholas William Dudley, an unmarried man GRANTEE(S) the following described real estate, situated in the County of Skagit, State of Washington.

PARCEL "A":

That portion of Lot 36, "RANCHO SAN JUAN del MAR, SUBDIVISION NO. 2," as per plat recorded in Volume 5 of Plats, page 30, records of Skagit County, Washington, lying West of Marine Drive.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The North 6 feet of Lot 1, "PLAT OF RANCHO SAN JUAN DEL MAR, SUBD. NO. 11," as per plat recorded in Volume 9 of Plats, pages 84 and 85, records of Skagit County, Washington.

Situate in the 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" (Affects Parcel "A"), and Schedule "B-2" (Affects Parcel "B") of Land Title Company's Preliminary Commitment No. 154483-FAE.

Dated April 1, 2016

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20161236

APR 07 2016

Amount Paid \$6,052.34

Skagit Co. Treasurer

By Nib

Deputy

Gary Pepper, Trustee of the Knightsbridge Financial Trust Established under Declaration of Trust dated October 1, 2013

Gary Pepper, Trustee
By: Gary Pepper, Trustee

STATE OF CA
COUNTY OF Santa Barbara } SS:

I certify that I know or have satisfactory evidence that Gary Pepper is ~~are~~ the person(s) who appeared before me, and said person(s) acknowledge that he signed this instrument, on oath stated he is ~~are~~ authorized to execute the instrument and acknowledge that as the Trustee of Knightsbridge Financial Trust to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: Hub 16 Carol L. Peterson

Notary Public in and for the State of CA,
Residing at 980 OLD RANCHED SOLVAY CA
My appointment expires: 6-20-18

