

When recorded return to:  
Linnea M. Reddy and Matthew A. Boespflug  
2008 Down Jones Way  
Anacortes, WA 98221



201604150113

Skagit County Auditor

\$76.00

4/15/2016 Page

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4 3:22PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620026552

CHICAGO TITLE

620026552

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gregory S. McKee and Jeff Wilson, Personal Representatives of The Estate of Don L. McKee and The Estate of Billie V. McKee

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Linnea M. Reddy - Boespflug and Matthew A. Boespflug, Wife and Husband

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 47, "PLAT OF HORIZON HEIGHTS DIVISION NO. IV", as per plat recorded in Volume 16 of Plats, pages 105 and 106, records of Skagit County, Washington.

Situated in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P108739 / 4676-000-047-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20161378

APR 15 2016

Amount Paid \$6210.42

Skagit Co. Treasurer

By *Mh* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: April 5, 2016

The Estate of Don L. McKee

BY: [Signature]  
Gregory S. McKee  
Personal Representative

BY: \_\_\_\_\_  
Jeff Wilson  
Personal Representative

The Estate of Billie V. McKee

BY: [Signature]  
Gregory S. McKee  
Personal Representative

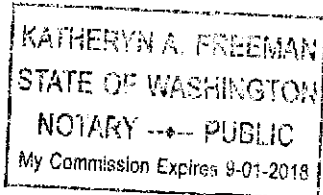
BY: \_\_\_\_\_  
Jeff Wilson  
Personal Representative

State of Washington  
County of SKEGIST

I certify that I know or have satisfactory evidence that Gregory S. McKee

(s)are the person(s) who appeared before me, and said person acknowledged that (he)/she/they signed this instrument, on oath stated that (he)/she/they was authorized to execute the instrument and acknowledged it as the Personal Representative of Estate of Don L. McKee and Billie V. McKee to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 8, 2016



[Signature]  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2018

STATUTORY WARRANTY DEED  
(continued)

Dated: April 5, 2016

The Estate of Don L. McKee

BY: \_\_\_\_\_  
Gregory S. McKee  
Personal Representative

BY: Jeff Wilson  
Jeff Wilson  
Personal Representative

The Estate of Billie V. McKee

BY: \_\_\_\_\_  
Gregory S. McKee  
Personal Representative

BY: Jeff Wilson  
Jeff Wilson  
Personal Representative

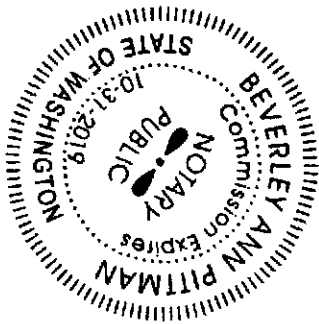
State of Washington  
County of King

I certify that I know or have satisfactory evidence that Jeff Wilson

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of Estate of Don L. McKee and Billie V. McKee to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 11, 2016

Beverly Ann Pittman  
Name: Beverly Ann Pittman  
Notary Public in and for the State of WA  
Residing at: Seattle  
My appointment expires: 10-31-19



**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on ANACORTES SHORT PLAT NO. ANA 95-001:
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on HORIZON HEIGHTS DIV. NO. IV:  
  
Recording No: 9605300104
3. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United State Code or (b) relates to handicap but does not discriminate against handicap persons.  
Recorded: June 29, 1995  
Auditor's No.: 9506290069, records of Skagit County, WA  
Executed by Pacific Summit Construction, Inc.
4. Agreement, including the terms and conditions thereof, entered into  
By: City of Anacortes  
And between: Raymond G. Jones, etux etal  
Recorded: March 27, 1970  
Auditor's No.: 737329, records of Skagit County, WA
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by City of Anacortes.