

When recorded return to:
Sandra Matheson
~~923 S. 4th Street~~ P.O. Box 1283
La Conner, WA 98257



201604270103

Skagit County Auditor \$75.00
4/27/2016 Page 1 of 3 4:05PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026704

CHICAGO TITLE
620026704

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rose E. Frank, an unmarried person, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Sandra Matheson, a married woman as her separate estate
the following described real estate, situated in the County of Skagit, State of Washington:

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

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

PTN BLOCK 5, MAP OF SYNDICATE ADD TO THE TOWN OF LA CONNER Tax/Map ID(s):

Tax Parcel Number(s): P102299 / 4128-005-004-0004,

Subject to:

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

Dated: April 19, 2016

Rose E. Frank
Rose E. Frank

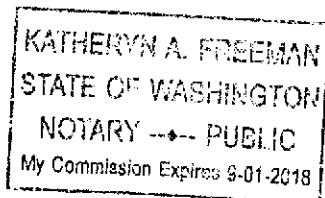
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20161599
APR 27 2016

Amount Paid \$ 3921.⁰⁰
Skagit Co. Treasurer
By John M Deputy

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Rose E. Frank is the person who appeared
before me, and said person acknowledged that she signed this instrument and acknowledged it to be
her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 25, 2016



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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P102299 / 4128-005-004-0004

That portion of Lot 16, Block 5, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, according to the plat thereof, recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington, lying between the Southeasterly extension of the Northeasterly and Southwesterly lines of Lot 4, Block 5, of said plat, AND Lot 4, Block 5, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, according to the plat thereof recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: July 30, 1991
Auditor's No.: 9107300070, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: Lot 4 only
2. Terms and conditions set forth in lot line adjustment disclosed by deed recorded July 18, 2002, under Auditor's File No. 200007180045, records of Skagit County, Washington.
3. Assessments, if any, levied by City of La Conner.
4. City, county or local improvement district assessments, if any.