

When recorded return to:
Thomas Ward, Co-Trustee
418 2nd Street
Anacortes, WA 98221



Skagit County Auditor \$74.00
4/28/2016 Page 1 of 2 11:24AM

Filed for Record at Request of
Land Title & Escrow
Escrow Number: 152573-SAE

Grantor: Christopher R. Crane and Janie S. Crane
Grantee: Thomas Ward and Debra Ward, Co-Trustees of the Thomas and Debra Ward Revocable Trust,
Dated May 3, 2004
Tax Parcel Number(s): P125839/4918-001-017-0000
Abbreviated Legal: Lot 17, Rock Ridge South, Phase 1, TGW Ptn Vac. St. Adj.

Land Title and Escrow **Statutory Warranty Deed**

THE GRANTOR(S) Christopher R. Crane and Janie S. Crane, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Thomas Ward and Debra Ward, Co-Trustees of the Thomas and Debra Ward Revocable Trust, Dated May 3, 2004 GRANTEE(S) the following described real estate, situated in the County of Skagit, State of Washington

Lot 17, "PLAT OF ROCK RIDGE SOUTH, PHASE 1," as recorded January 24, 2007, under Auditor's File No. 200701240094, and amended by instrument recorded January 25, 2007, under Auditor's File No. 200701250133, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated 29th Street in Section 23, Township 35 North, Range 1 East, W.M., described as follows:

Begin at the Southwest corner of said Section 23;
thence Easterly along the South line of said Section, 1,954.5 feet to a point that lies 30 feet Westerly of the Anacortes City Forest Land's Westerly line, said point being the true point of beginning;
thence North 00°36'16" East a distance of 28.89 feet to the Southeasterly line of Lot 8 of Anacortes Short Plat No. 98-004, approved May 18, 1999 and recorded May 24, 1999, under Auditor's File No. 9905240012;
thence South 69°41'51" West along the Southeasterly lines of Lots 8 and 7 of said Short Plat, a distance of 83.83 feet to the South line of said Section 23;
thence North 89°56'12" West along said South line, a distance of 70.31 feet to the true point of beginning.

Situate in the City of Anacortes, 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" of Land Title Company's Preliminary Commitment No. 152573-SAE.

Dated April 27, 2016

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 11612
APR 28 2016

Amount Paid \$ 9172.⁰⁰
By Skagit Co. Treasurer
Deputy

Christopher R. Crane
Christopher R. Crane

Janie S. Crane
Janie S. Crane

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that **Christopher R. Crane and Janie S. Crane** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 27, 2016

Shelley Miner
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/15/19

