

When recorded return to:
Ryan Larson and Kelli Larson
12951 Satterlee Road
Anacortes, WA 98221



201604290243

Skagit County Auditor \$76.00
4/29/2016 Page 1 of 4 4:06PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620026196

CHICAGO TITLE
620026196

STATUTORY WARRANTY DEED

THE GRANTOR(S) Martha Jane Dedier, formerly Martha Jane Hernandez, also shown of record as Martha Jane Perry and Steve Dedier, wife and husband

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

in hand paid, conveys, and warrants to Ryan Larson and Kelli Larson, husband and wife

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.)

Lot(s): 7-10 Block: 30 RAILROAD ADD TO ANACORTES TGW PTN VACATED 6TH STREET

Tax Parcel Number(s): P60852 / 3845-030-010-0008

Subject to:

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

Dated: April 27, 2016

Martha Jane Dedier
Martha Jane Dedier

Steve Dedier
Steve Dedier

20161696
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 29 2016

Amount Paid \$ 3,560.55
Skagit Co. Treasurer
By 100 Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of SKAGIT

I certify that I know or have satisfactory evidence that
Martha Jane Dedier and Steve Dedier
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: April 28, 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

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P60852 / 3845-030-010-0008

PARCEL A:

Lots 7, 8, 9 and 10, Block 30, THE RAILROAD ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 36, records of Skagit County, Washington;

TOGETHER WITH all that portion of the West Half of vacated 6th Avenue lying between the Easterly extension of the North line of said Lot 7 and the South line of Lot 10 as would attach by operation of law;

EXCEPT all that portion of county road, if any, along the West line thereof;

PARCEL B:

A non-exclusive easement for access upon the South 10 feet of Lot 6, Block 30, THE RAILROAD ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 36, records of Skagit County, Washington;

EXCEPT that portion, if any, lying Easterly of a line 130 feet East of the center line of county road;

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Public or private easements, if any, lying within vacated portions
2. Terms, covenants, and provisions of the easement set forth in Parcel B, of Exhibit "A", and the effect of any failure to comply with such terms, covenants, and provisions.
3. Encroachment of garage, over and upon the approximate 5 feet of adjacent property as disclosed by our inspection on April 12, 1993.
4. Encroachment of lean-to, over and upon the approximate Westerly 12 feet of adjacent property as disclosed by our inspection on April 12, 1993.
5. Encroachment of fence, over and upon the approximate Westerly 17 feet of adjacent property as disclosed by our inspection on April 12, 1993.
6. Notice of On-Site Sewage System Maintenance Agreement Requirement including the terms, covenants and provisions thereof

Recording Date: May 21, 2010
Recording No.: 201005210021

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.