



Skagit County Auditor
 5/10/2016 Page 1 of 2 1:31PM \$74.00

When recorded return to:
 Matthew Shilan and Christine Shilan
 1403 26th Street
 Anacortes, WA 98221

Recorded at the request of:
 Guardian Northwest Title
 File Number: 111267

Statutory Warranty Deed

111267
 GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR The Heirs and Devisees of Billie J. Gates, Deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Matthew Shilan and Christine Shilan, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
 Lot 18, View Acres Replat

Tax Parcel Number(s): P60558, 3836-000-018-0004

Lot 18, "REPLAT OF LOTS 25 - 48, VIEW ACRES ADDITION TO ANACORTES, WASH.", as per plat recorded in Volume 7 of Plats, page 85, records of Skagit County, Washington. This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 5/6/16

Estate of Billie J. Gates
Carla M. Rhymer for Estate of Billie J. Gates
 By: Carla Rhymer, Personal Representative

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX
 20161828
 MAY 10 2016

Amount Paid \$ 5,416.20
 Skagit Co. Treasurer
 By *hdm* Deputy

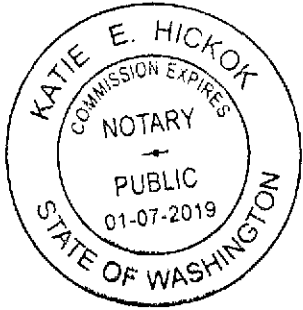
STATE OF Washington }
 COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Carla Rhymer is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Personal Representative of Estate of Billie J. Gates, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 5-6-16

Katie Hickok

Katie Hickok
 Notary Public in and for the State of Washington
 Residing at , Washington
 My appointment expires: 1/07/2019



Form No. 1068-2
ALTA Plain Language Commitment

Exhibit A

Commitment No.: 111267
~~5079~~

SCHEDULE "B-1"

EXCEPTIONS:

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated:	March 31, 1955
Recorded:	April 7, 1955
Auditor's No.	515877
Executed By:	George Moosey and Janet M. Moosey, husband and wife, and J. A. Maillian, Jr. and Elizabeth I. Maillian, husband and wife

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:	Replat of Lots 25-48, View Acres Addition to Anacortes, Washington
Recorded:	May 22, 1958
Auditor's No.:	565615