

When recorded return to:  
Nicholas Nakis and Perpetual Nakis  
9684 Fruitdale Rd  
Sedro Woolley WA 98284

Recorded at the request of:  
Guardian Northwest Title  
File Number: 110944



201605240027

Skagit County Auditor \$74.00  
5/24/2016 Page 1 of 2 1:26PM

**Statutory Warranty Deed**

110944

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR James F. Friedrichs, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Nicholas Nakis and Perpetual Nakis, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 3, Country Corner Div. II

Tax Parcel Number(s): P82185, 4435-000-003-0004

Lot 3, "PLAT OF COUNTRY CORNER DIV. II", as per plat recorded in Volume 13 of Plats, page 31, records of Skagit County, Washington.

Situate in the County of Skagit, State of 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 described in Exhibit "A" attached hereto

Dated 5-23-16

*James F. Friedrichs*  
James F. Friedrichs

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016 2014

MAY 24 2016

Amount Paid \$ 355.10  
Skagit Co. Treasurer  
By MB Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James F. Friedrichs, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5-23-16

*Katie Hickok*

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

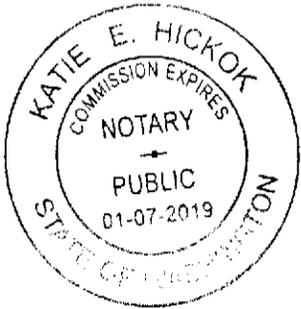


Exhibit A

Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No.: 110944  
8-01-80

**SCHEDULE "B-1"**

**EXCEPTIONS:**

A. 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:  
Recorded:  
Auditor's No.:

Country Corner, Div. II  
April 22, 1981  
8104220051