

UNRECORDED

When recorded return to:  
Katherine Sellards  
4512 Blokely Drive  
Anacortes, WA 98221



201606020085

Skagit County Auditor \$75.00  
6/2/2016 Page 1 of 3 3:36PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620027123

CHICAGO TITLE  
620027123

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Erin Kurz, a married woman as her separate property  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Katherine Sellards, an unmarried woman and Michael Bobka,  
an unmarried man

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 34, Plat of Woodridge Estates, as per plat recorded in Volume 16 of plats, pages 184 through  
186, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P111883 / 4699-000-034-0000,

Subject to:

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

Dated: May 26, 2016

Erin Kurz

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20162243  
JUN 02 2016

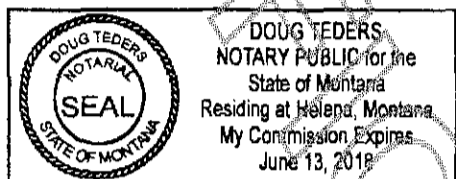
Amount Paid \$ 5327.<sup>20</sup>  
Skagit Co. Treasurer  
By

STATUTORY WARRANTY DEED  
(continued)

State of Montana  
County of Cascade

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

Dated: 6/1/2016



[Signature]  
Name: Doug Teders  
Notary Public in and for the State of Montana  
Residing at: Helena  
My appointment expires: 6/13/2018

**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Woodridge Estates:

Recording No.: 9708260012

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Port of Anacortes  
Purpose: Unobstructed passage of aircraft over said premises  
Recording No.: 725479 and 732441

3. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: August 26, 1997  
Recording No.: 9708260013

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Woodridge Estates Owners Association  
Recording Date: August 26, 1997  
Recording No.: 9708260013

5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by City of Anacortes.
7. Assessments, if any, levied by Woodridge Estates Owners Association.