



201606210074

Skagit County Auditor

\$75.00

6/21/2016 Page

1 of

3 3:26PM

When recorded return to:

Matthew D. Friedlander and Meagan J. Spitler
1627 East Section Street
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027397

CHICAGO TITLE

620027397

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carl L. Kustin and Patricia Kustin, as Trustees of the Kustin Family Trust, dated April 28, 2010

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

in hand paid, conveys, and warrants to Matthew D. Friedlander and Meagan J. Spitler, husband and wife

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

The West 79 feet of the South 135 feet of that part of the East 264 feet of the Southwest Quarter of the Southeast Quarter of Section 20, Township 34 North, Range 4 East of the Willamette Meridian, lying North of the County Road.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P26807 / 340420-0-113-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

20162552

JUN 21 2016

Amount Paid \$ **3476.00**

Skagit Co. Treasurer

By **HTB**

Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 15, 2016

Carl L. Kustin and Patricia Kustin, as Trustees of the Kustin Family Trust, dated April 28, 2010

BY: *Carl L. Kustin* TRUSTEE
Carl L. Kustin, Trustee

BY: *Patricia A. Kustin* TRUSTEE
Patricia A. Kustin, Trustee

State of CALIFORNIA
County of SANTA CRUZ

I certify that I ~~know~~ ^{know} ~~of~~ have satisfactory evidence that
CARL L. KUSTIN AND
PATRICIA A. KUSTIN

~~is~~ are the person(s) who appeared before me, and said person acknowledged that ~~he/she~~ ^{he/she} (they) signed this instrument, on oath stated that ~~he/she~~ ^{he/she} (they) was authorized to execute the instrument and acknowledged it as the Trustees of The Kustin Family Trust, dated April 28, 2010 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 17, 2016

Terry N. Osterdock

Name: TERRY N. OSTERDOCK
Notary Public in and for the State of CALIFORNIA
Residing at: 19075 Skyline Blvd Los Gatos CA 95033
My appointment expires: JANUARY 11, 2019

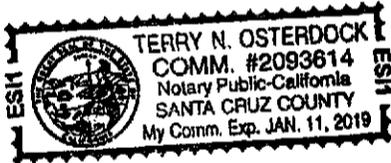


EXHIBIT "A"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: January 7, 2010

Recording No.: 201001070088

Matters shown: Possible encroachment of a fence along the Northerly line of said premises

2. Assessments, if any, levied by City of Mount Vernon.
3. City, county or local improvement district assessments, if any.