

When recorded return to:
Laurie Towey
418 Hillcrest Drive
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A111732



201606220024

Skagit County Auditor

\$74.00

6/22/2016 Page

1 of

2 10:43AM

Statutory Warranty Deed

A 111732
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Margi A. Houghton, as her separate property for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, and as part of an **IRS 1031 Tax Deferred Exchange**, in hand paid, conveys and warrants to **Laurie Towey, an unmarried person** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:

Section 30, Township 35 North, Range 2 East, W.M.; Ptn. of NE 1/4 of SW 1/4, Lot 2
Anacortes SP # ANA 97-001

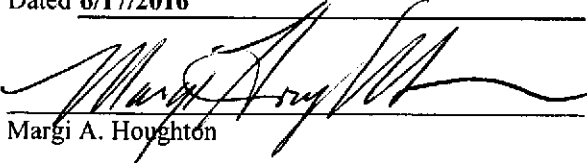
Tax Parcel Number(s): **P112627, 350230-3-003-0100**

Lot 2 of Anacortes Short Plat No. ANA 97-001, approved December 16, 1997, recorded December 18, 1997 in Volume 13 of Short Plats, pages 65 and 66, under Auditor's File No. 9712180011, records of Skagit County, Washington, being a portion of the Northeast 1/4 of the Southwest 1/4 of Section 30, Township 35 North, Range 2 East, W.M.,

TOGETHER WITH AND SUBJECT TO an easement for ingress, egress and utilities over, under and across the East 13 feet of said Lot 2, as delineated on the face of said Short Plat No. ANA-97-001.

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 6/17/2016


Margi A. Houghton


SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 2556

JUN 22 2016

Amount Paid \$ 5940.¹⁶

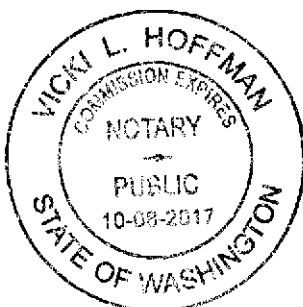
Skagit Co. Treasurer

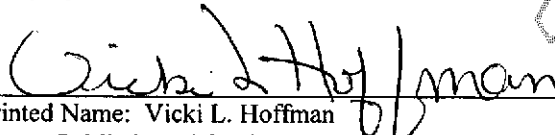
By  Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Margi A. Houghton, the persons who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-21-16




Printed Name: Vicki L. Hoffman

Notary Public in and for the State of

Washington

Residing at Coupeville, WA

My appointment expires: 10/08/2017

EXHIBIT A

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: August 8, 1951
Auditor's No.: 464201
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Area Affected: A portion of property

B. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 13, 1989
Recorded: June 14, 1989
Auditor's No.: 8906140016
Executed By: George L. Osborn, Helen M. Osborn, Paul Wiseman and Lottie R. Wiseman

C. 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: Short Plat No. ANA-97-001
Recorded: December 18, 1997
Auditor's No.: 9712180011