

**When recorded return to:**

Kyle Joseph Barry  
1921 22nd Street  
Anacortes, WA 98221



201606220066

Skagit County Auditor \$75.00  
6/22/2016 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.: 620027353

**CHICAGO TITLE**

**020027353**

**STATUTORY WARRANTY DEED**

*Ron C. Rhoades & Kristina A Rhoades, Trustees of*

THE GRANTOR(S) Rhoades Family Trust, dated September 8, 1998

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

in hand paid, conveys, and warrants to Kyle Joseph Barry, an unmarried person

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

Lot 40, ISLAND VIEW PARK, according to the Plat thereof recorded in Volume 7 of Plats, Page 38, records of Skagit County, Washington.  
Situated in Skagit County, Washington

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

Tax Parcel Number(s): P57569 / 3798-000-040-0002,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*20167578*  
JUN 22 2016

Amount Paid \$ *7078.00*  
Skagit Co. Treasurer  
By *MB* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 13, 2016

Rhoades Family Trust, dated September 8, 1998

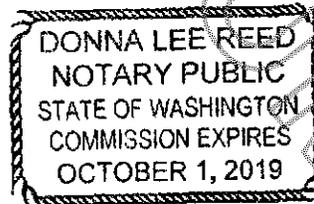
BY: Ron C Rhoades  
Ron C. Rhoades  
Trustee

BY: Kristina A Rhoades  
Kristina A. Rhoades  
Trustee

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Ron C. Rhoades and Kristina A. Rhoades are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Trustee and Trustee, respectively, of Rhoades Family Trust, dated September 8, 1998 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6/16/16  
Donna Lee Reed  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Marysville, WA  
My appointment expires: 10/1/2019



**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 ISLAND VIEW PARK.

Recording No: 518099

2. Covenants, conditions and restrictions 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 No.: 518307

3. Assessments, if any, levied by City of Anacortes.
4. City, county or local improvement district assessments, if any.