



When recorded return to:
Jonathan I. Petrich and Alia L. Petrich
1102 Longview Avenue
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A111692

Statutory Warranty Deed

*

THE GRANTORS Timothy O'Hagan and Stacy O'Hagan for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jonathan I. Petrich and Alia L. Petrich, as husband and wife the following described real estate, situated in the County of Skagit, State of Washington *a married couple

Abbreviated Legal:

GUARDIAN NORTHWEST TITLE CO.

Ptn. Lots 16 - 20, Block 2, Kings 1st Add to Anacortes

A111692 - 1

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P112692, 3802-002-020-0100

Dated 6/24/2016

Timothy O'Hagan

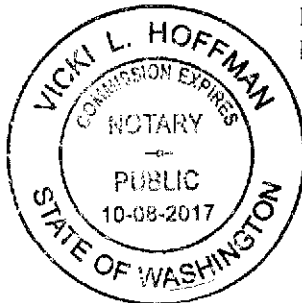
Stacy O'Hagan

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Timothy O'Hagan and Stacy O'Hagan, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-28-16

Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Coupeville, WA
My appointment expires: 10/08/2017



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20162501
JUL 01 2016

Amount Paid \$ 3965.50
By MB Skagit Co. Treasurer Deputy

EXHIBIT A

Lots 16 through 20, inclusive, Block 2, "KING'S FIRST ADDITION TO THE CITY OF ANACORTES, WASH.", as per plat recorded in Volume 1 of Plats, page 42, records of Skagit County, Washington.

TOGETHER WITH the South $\frac{1}{2}$ of the vacated alley adjacent thereof.

EXCEPT the following portion thereof:

Beginning at the Southwest corner of Lot 16, of said Block 2; thence South $88^{\circ}20'25''$ East along the South line of said lot 70.04 feet; thence North $2^{\circ}11'58''$ East 64.99 feet; thence South $88^{\circ}21'14''$ East 6.00 feet; thence North $2^{\circ}12'03''$ East 39.07 feet to the North line of the South $\frac{1}{2}$ of said vacated alley; thence North $88^{\circ}23'01''$ West along said North line 76.02 feet to a point lying North of the Northwest corner of said Lot 16, thence South $2^{\circ}12'32''$ West along the West line of said Lot 2, 104.02 feet to the point of beginning.

EXHIBIT B

EXCEPTIONS:

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

Dated:	May 26, 1998
Recorded:	May 26, 1998
Auditor's No.:	9805260228
Executed By:	Dee P. and Carole J. Andrich