



201607150117

Skagit County Auditor

\$75.00

7/15/2016 Page

1 of

3 1:45PM

**When recorded return to:**

Kennelly Properties, L.L.C., a Washington Limited  
Liability Company  
4918 196th Street SW  
Lynnwood, WA 98036

CHICAGO TITLE  
620027469

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ronald Radtke and Donna Radtke, husband and wife, who acquired title as  
Donna Jo Nevitt

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

in hand paid, conveys, and warrants to Kennelly Properties, L.L.C., a Washington Limited Liability  
Company

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

Lots 1, 2, 3 and 4, Block 48, MAP OF THE CITY OF ANACORTES, according to the Plat thereof  
recorded in Volume 2 of Plats, Page 4, records of Skagit County, Washington;

Situated in Skagit County, Washington



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

Tax Parcel Number(s): P55173 / 3772-048-002-0007, P55174 / 3772-048-004-0005,

Subject to:

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

Dated: July 13, 2016

  
\_\_\_\_\_  
Ronald Radtke  
  
\_\_\_\_\_  
Donna Radtke

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20160715  
JUL 15 2016

Amount Paid \$13,016.50

Skagit Co. Treasurer

By  Deputy

STATUTORY WARRANTY DEED

(continued)

State of WA

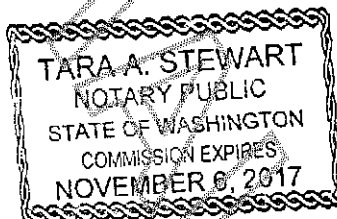
County of Skagit

I certify that I know or have satisfactory evidence that

Ronald Radke and Donna Radke  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 7/13/10

Tara A. Stewart  
Name: Tara A. Stewart  
Notary Public in and for the State of WA  
Residing at: Marysville  
My appointment expires: 11-10-17



**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: June 16, 1998

Recording No.: 9806160090

Matters shown: Encroachment of building onto street right of way by approximately 2.5 feet, encroachment of a shed onto the property to the West by approximately 0.5 feet and onto the alleyway to the South by approximately 4.00 feet and possible encroachment of railroad ties along the Westerly line of said premises.

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