

When recorded return to:

Mr. and Mrs. Charles W. Litz III
18240 Washington Lane
Mount Vernon, WA 98274



201607180130

Skagit County Auditor

\$74.00

7/18/2016 Page

1 of

2 11:19AM

Filed for Record at Request of
Land Title and Escrow

Escrow Number: 155506-OE ✓

Grantor: Annamarie Oppermann and Rudolf Oppermann, Jr.

Grantee: Charles W. Litz III and April M. Litz

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR ANNAMARIE OPPERMAN, as her separate property and RUDOLF OPPERMAN, JR., who acquired title as RUDOLF OPPERMAN, JR., as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CHARLES W. LITZ III and APRIL M. LITZ, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: S Ptn Lots 9 & 10, Blk 4, Bingham Acreage.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 3864-004-010-0000, P125198

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 155506-OE.

Tax Parcel Number(s): 3864-004-010-0000, P125198

Dated July 11, 2016

Annamarie Oppermann

Rudolf Oppermann, Jr.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20163012
JUL 18 2016

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Annamarie Oppermann and Rudolf Oppermann, Jr.

the person who appeared before me, and said person 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.

Dated: 7/11/16

Cindy L. Frydenlund

Notary Public in and for the State of Washington

Residing at Mount Vernon

My appointment expires: 2/15/18 12/10/2016



Exhibit A
Legal Description

Lots 9 and 10, Block 4, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated road, adjacent to the South line of said Lots 9 and 10, vacated per Order of Vacation recorded November 15, 2001, under Auditor's File No. 200111150009, EXCEPT the North 146.5 feet thereof.

Situate in the County of Skagit, State of Washington.