



Skagit County Auditor  
7/21/2016 Page 1 of 3 3:30PM \$75.00

When recorded return to:  
Jamon P. Fritsch  
221 South Baker Street  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620027798

**CHICAGO TITLE**  
**620027798**

**STATUTORY WARRANTY DEED**

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

20163075  
JUL 21 2016

Amount Paid \$ 3385.<sup>22</sup>  
Skagit Co. Treasurer  
By *Mam* Deputy

THE GRANTOR(S) Jacob R. Oakes and Indya D. Oakes, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Jamon P. Fritsch, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
The South 40 feet of Lot 2, Block B of "PLAN OF GARDEN ADDITION TO MOUNT VERNON, as  
per plat recorded in Volume 3 of Plats, page 34, records of Skagit County, Washington.  
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P52857/3723-002-002-0004

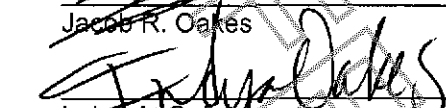
Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

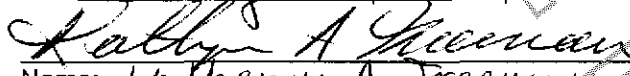
Dated: July 14, 2016

  
\_\_\_\_\_  
Jacob R. Oakes

  
\_\_\_\_\_  
Indya A. Oakes  
D.

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Jacob R. Oakes and Indya <sup>D.</sup> Oakes are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 20, 2016  
  
\_\_\_\_\_  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9.01.2018

KATHERYN A. FREEMAN  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 9-01-2018

**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: February 27, 2004

Recording No.: 200402270092

Matters shown: Possible encroachment of a board fence and row of shrubs onto the property to the South by varying amounts.

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