

When recorded return to:
Kane J. Roeder and Caroline J. Roeder
2606 C Avenue
Anacortes, WA 98221



Skagit County Auditor \$74.00
7/27/2016 Page 1 of 2 10:50AM

Recorded at the request of:
Guardian Northwest Title
File Number: A112025

Statutory Warranty Deed

A112025

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Robert H. Eastman III and Sarah L. Eastman, a married couple for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Kane J. Roeder and Caroline J. Roeder, husband and wife** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:

Lot 45, Cypress Ridge Survey – Ptn. Lots 16-20, Block 223 Anacortes

Tax Parcel Number(s): P110581, 3772-223-020-0100

Lot 45, of Survey recorded December 23, 1996 in Volume 19 of Surveys, pages 31 through 35, under Auditor's File No. 9612230056, records of Skagit County, Washington, being a portion of Block 223, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

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 "A" attached hereto

Dated 7/13/2016

Robert H. Eastman III

Sarah L. Eastman

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 3179
JUL 27 2016
Amount Paid \$ 6626.60
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert H. Eastman III and Sarah L. Eastman, 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: 7-14-16

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

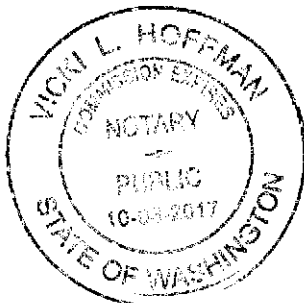


EXHIBIT A

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Map of the City of Anacortes
Recorded: June 1, 1890
Auditor's No.: Vol. 2 of Plats Pages 4-7

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Record of Survey for Homestead Northwest, Inc.
Recorded: December 23, 1996
Auditor's No.: 9612230056

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

Recorded: February 27, 1997
Auditor's No.: 9702270080
Executed By: Homestead Northwest, Inc.

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9612230057.