

POOR ORIGINAL

When recorded return to:
Jacob S. Case and Kelly A. Case



201607290068

Skagit County Auditor

\$74.00

7/29/2016 Page

1 of

2 10:54AM

Recorded at the request of:
Guardian Northwest Title
File Number: 111874

Statutory Warranty Deed

111874

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Steven Walter Baalson and Michael Lee McMurry, as Co-Trustees of the Steven Walter Baalson Trust, dated November 25, 2013 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jacob S. Case and Kelly A. Case, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 4, Lind's McLean Tracts

Tax Parcel Number(s): P67242, 3946-000-004-0007

Lot 4, "LIND'S McLEAN TRACTS", as per plat recorded in Volume 6 of Plats, page 36, records of Skagit County, 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 per Exhibit "A" attached hereto

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20163245

JUL 29 2016

Dated

7/25/16

Steven Walter Baalson Trust, dated November 25, 2013

Amount Paid \$ 4757.60
Skagit Co. Treasurer
By *Adam* Deputy

By: Steven Walter Baalson, Trustee

By: Michael McMurry, Trustee

STATE OF Illinois }
COUNTY OF Cook } SS:

I certify that I know or have satisfactory evidence that Steven Walter Baalson and Michael McMurry is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Trustee of Steven Walter Baalson trust dated 11-25-13, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

7/25/2016

Notary Public in and for the State of Washington ILLINOIS
Residing at Cook County
My appointment expires: 01/25/2020

Guardian Northwest Title



SCHEDULE "B-1"

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: Lind's Mclean Tracts
Recorded: March 28, 1949
Auditor's No.: Vol. 6 Page 36 of Plats

B. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Statutory Warranty Deed
Recorded: February 14, 1952
Auditor's No.: 471533