

When recorded return to:
Mark A. Stokes-Foster and Rebecca K. Stokes-Foster
2507 81st Place SE
Everett, WA 98203



Skagit County Auditor
7/29/2016 Page 1 of 3 3:33PM \$75.00

Recorded at the request of:
Guardian Northwest Title
File Number: A111987

Statutory Warranty Deed

A111987
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Edward B. Kefgen, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mark A. Stokes-Foster and Rebecca K. Stokes-Foster, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Tract A, Gibraltar Heights and Section 19, Township 34 North, Range 2 East; Ptn Gov't Lot 6

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P20490, 340219-1-003-0301, P29336, 4213-000-024-0007

P29336 DO

Dated 7/27/2016

Edward B. Kefgen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20163281
JUL 29 2016

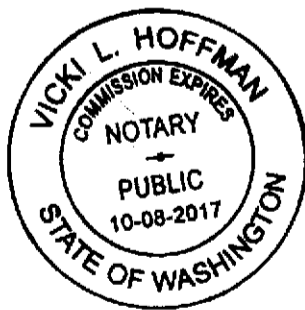
Amount Paid \$ 9083.00
Skagit Co. Treasurer
By *Wm* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Edward B. Kefgen, the persons who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7-28-16

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



Order No:

EXHIBIT A

PARCEL "A":

Tract "A", "GIBRALTER HEIGHTS", as per plat recorded in Volume 10 of Plats, pages 52 and 53, records of Skagit County, Washington.

PARCEL "B":

That portion of Government Lot 6, Section 19, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at a point on the East line of said subdivision which point bears South $1^{\circ}09'39''$ West a distance of 10.00 feet from the Northeast corner of said subdivision; thence North $89^{\circ}58'50''$ West, parallel with the North line of said subdivision, a distance of 388.19 feet to the TRUE POINT OF BEGINNING of this description; thence continuing North $89^{\circ}58'50''$ West, parallel with the North line of said subdivision a distance of 110.00 feet; thence South $1^{\circ}09'39''$ West, parallel with the East line of said subdivision, a distance of 322.89 feet; thence North $60^{\circ}51'00''$ East, a distance of 127.38 feet; thence North $1^{\circ}09'39''$ East, parallel with the East line of said subdivision, a distance of 260.78 feet to the TRUE POINT OF BEGINNING; also known as Tract "A" of Short Plat No. 35-72, as approved May 9, 1972.

Order No:

EXHIBIT B

EXCEPTIONS:

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

Declaration Dated:	January 14, 1974
Recorded:	January 14, 1974
Auditor's No.:	795583
Executed By:	A. Elliott Johnson and Eileen W. Johnson, husband and wife, and Larry R. Hastings and Nettie F. Hastings, husband and wife

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:	Gibraltar Heights
Recorded:	September 25, 1973
Auditor's No.:	791285