



201608030086

Skagit County Auditor

\$74.00

8/3/2016 Page

1 of

2 3:39PM

When recorded return to:

Lester W. Keel and Marion Lois Folkemer

1816 11th Street

Anacortes, WA 98221

Recorded at the request of:

Guardian Northwest Title

File Number: A11916

Statutory Warranty Deed

THE GRANTOR DUO Properties LLC, a Washington Limited Liability Company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Lester W. Keel and Marion Lois Folkemer, a married couple** the following described real estate, situated in the County of **Skagit**, State of **Washington**.

Abbreviated Legal:

GUARDIAN NORTHWEST TITLE CO.

Lots 13, 14 and Ptn. 12, Block 167, City of Anacortes

A11916-1

Tax Parcel Number(s): P56063, 3772-167-014-0001

The East one-half of Lot 12, all of Lots 13 and 14, Block 167, MAP OF THE CITY OF ANACORTES, as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington, situated in the 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 per Exhibit "A" attached hereto

Dated 8/01/2016

DUO Properties, LLC

By: Clifford J. Schroeder, Manager

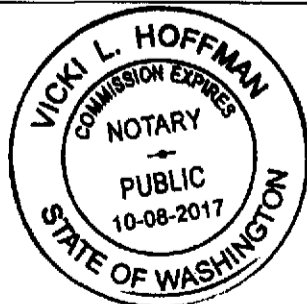
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 3366

AUG 03 2016

Amount Paid \$ 3013.20
Skagit Co. Treasurer
By man Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Clifford J. Schroeder is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Manager of DUO Properties LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8-2-16Vicki L. HoffmanNotary Public in and for the State of WashingtonResiding at Coupeville, WashingtonMy appointment expires: 10/08/2017

Order No:

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:	May 27, 1893
Auditor's No.:	Volume 2 of Plats Page 4