



201608050034

Skagit County Auditor \$74.00
8/5/2016 Page 1 of 2 10:29AM

When recorded return to:
WMD, Limited Liability Company, LLC
PO Box 349
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A112154

Statutory Warranty Deed

A112154

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Donald King and Melissa King, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, and as part of an **IRS 1031 Tax Deferred Exchange**, in hand paid, conveys and warrants to **WMD, Limited Liability Company, LLC, a Washington Limited Liability Company** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lots 4 and 5, Block 7, Queen Anne Add

Tax Parcel Number(s): **P58701, 3812-007-005-0002**

Lots 4 and 5, Block 7, "QUEEN ANNE ADDITION TO THE CITY OF ANACORTES", as per plat recorded in Volume 2 of Plats, page 39 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 described in Exhibit "A" attached hereto

Dated 8/03/2016

Donald King

Melissa King

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 3391
AUG 05 2016

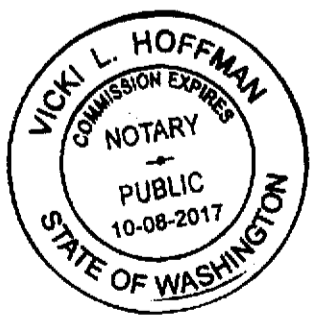
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 3298.00
Skagit Co. Treasurer
By km Deputy

I certify that I know or have satisfactory evidence that Donald King and Melissa King, 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: 8-3-16

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

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: Queen Anne Addition to the City of Anacortes
Recorded: June 24, 1890
Auditor's No.: Volume 2 of Plats, page 39

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
Recorded: October 12, 2006
Auditor's No.: 200610120118