



201608100027

When recorded return to:
William J. Mendum
PO Box 1656
Anacortes, WA 98221

Skagit County Auditor \$74.00
8/10/2016 Page 1 of 210:33AM

Recorded at the request of:
Guardian Northwest Title
File Number: A112178

Statutory Warranty Deed

A112178
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR GPSD 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 William J. Mendum, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. of Lots 6 and 7, Block 8, Hensler's 1st Add (aka Parcel B of Survey recorded Auditor's File No. 200604110001)

Tax Parcel Number(s): P110596, 3794-008-007-0100

The East 40 feet of Lots 6 and 7, Block 8, "PLAT OF HENSLER'S FIRST ADDITION TO THE CITY OF ANACORTES, SKAGIT CO. WASH.", as per plat recorded in Volume 3 of Plats, page 46, records of Skagit County, Washington. (aka Parcel "B" of Survey recorded under Auditor's File No. 200604110001)

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 8/02/2016

GPSD Properties, LLC

By: Jeffrey Dawson, Member

By: Amber Fowler, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 3467
AUG 10 2016

STATE OF Washington)
COUNTY OF Skagit) SS:

Amount Paid \$ 895.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

I certify that I know or have satisfactory evidence that Jeffrey Dawson and Amber Fowler are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the Members of GPSD Properties LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8.4.16

Vicki L. Hoffman

Notary Public in and for the State of Washington
Residing at Coupeville, Washington
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: Plat of Hensler's First Addition to the City of Anacortes
Recorded: June 27, 1905
Auditor's No.: 52646

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Catherine and Douglas Gibbs
Recorded: April 25, 1997
Auditor's No. 9704250161
Purpose: Access for the purpose of sewer and utility use and maintenance purposes
Area Affected: A portion of subject property. See document for full particulars

C. 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: April 11, 2006
Auditor's No.: 200604110001
Affects: A portion of subject property. See document for full particulars