



201608120126

Skagit County Auditor

\$74.00

8/12/2016 Page

1 of

2 3:20PM

When recorded return to:
Candace C. Marsh
4615 Blakely Drive
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A111951

Statutory Warranty Deed

A111951
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS David Dent and Michelle Dent, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Candace C. Marsh, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 19, Woodridge Estates

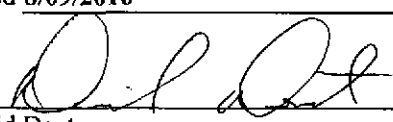
Tax Parcel Number(s): P111868, 4699-000-019-0000

Lot 19, WOODRIDGE ESTATES, according to the plat thereof recorded in Volume 16 of Plats, pages 184 through 186, records of Skagit County, Washington;

Situating in 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 8/09/2016


David Dent


Michelle Dent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20163528


AUG 12 2016

Amount Paid \$ 5674.30
Skagit Co. Treasurer
By *ham* Deputy

STATE OF Washington }
COUNTY OF PIERCE } SS:

I certify that I know or have satisfactory evidence that David Dent and Michelle Dent, 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: 8/10/16


Jennifer L. Hamlett

Printed Name: Jennifer L. Hamlett
Notary Public in and for the State of Washington

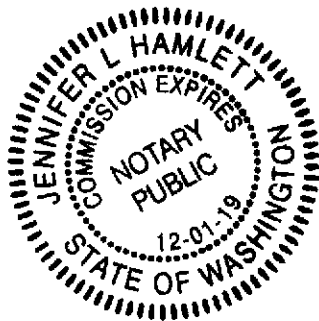
Residing at TacomaMy appointment expires: 12-01-19

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:

Plat/Subdivision Name: Plat of Woodridge Estates
Recorded: August 26, 1997
Auditor's No: 9708260012

Said instrument was corrected by Affidavit of Minor Correction recorded October 31, 1997, under Auditor's File No. 9710310146.

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

Dated: August 26, 1997
Recorded: August 26, 1997
Auditor's No.: 9708260013
Executed by: Homestead NW Dev. Co., a Washington Business Corporation

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Port of Anacortes
Recorded: April 17, 1969 and October 29, 1969
Auditor's No.: 725479 and 732441, records of Skagit County, Washington
Purpose: Unobstructed passage of aircraft over said premises

D. Any tax, fee, assessments or charges as may be levied by Woodridge Estates Owners Association.