



201608190127

Skagit County Auditor \$74.00
8/19/2016 Page 1 of 2 3:39PM

When recorded return to:
Felisa V. Warren and Fredrick L. Warren
1906 East Highland Ave.
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 112064

Statutory Warranty Deed

112064

GUARDIAN NORTHWEST TITLE CO

THE GRANTOR The Heirs and Devises of Merle Cordray, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Fredrick L. Warren, an unmarried person and Felisa Warren, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 25, Mount Baker View Addn.

Tax Parcel Number(s): P53768, 3745-000-025-0005

Lot 25, THE PLAT OF MOUNT BAKER VIEW ADDITION, according to the plat thereof, recorded in Volume 7 of Plats, pages 67 and 68, records of Skagit County, Washington.

Situated 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 per Exhibit "A" attached hereto

Dated 8-18-16

Estate of Merle Cordray

Carla Dawes P.R.
By: Carla Dawes, Personal Representative

2016316e3
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 19 2016

Amount Paid \$ 4241.40
By MF Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Carla Dawes is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Personal Representative of Estate of Merle Cordray, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8-18-16

Katie Hickok

Katie Hickok
Notary Public in and for the State of Washington
Residing at , Washington
My appointment expires: 1/07/2019



Guardian Northwest Title

Exhibit A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 112064
~~20641~~

SCHEDULE "B-1"

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: Mount Baker View Addition to Anacortes
Recorded: August 22, 1956
Auditor's No.: 540391

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

Recorded: August 22, 1956
Auditor's No.: 540392
Executed By: Modern Home Builders, Inc., a Washington Corporation and Charles H. Streeter and Mary Streeter, his wife