



201608260047

Skagit County Auditor \$74.00
8/26/2016 Page 1 of 2 10:21AM

When recorded return to:
Brad P. Myers and Robyn L. Myers
3 Orange Blossom Court
American Canyon, CA 94503

Recorded at the request of:
Guardian Northwest Title
File Number: A1 2236

Statutory Warranty Deed

A 112236
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Lewis W. Lehmann and Mary R. Lehmann, Trustees of the Lewis W. Lehmann and Mary R. Lehmann Revocable Living Trust, dated September 27, 1994 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 Brad P. Myers and Robyn L. Myers, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 14, Cranberry Heights Ph. 1 (aka a Ptn. of Lots 18- 20, Block 1115, Northern Pacific Add)

Tax Parcel Number(s): P108720, 3809-115-014-0000

Lot 14, of the "SURVEY OF CRANBERRY HEIGHTS, PHASE I", recorded in Volume 18 of Surveys, Pages 26 and 27, records of Skagit County, Washington, being a portion of Lots 18, 19 and 20, Block 1115, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, Pages 9, 10 and 11, 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 per Exhibit "A" attached hereto

Dated 8/19/2016

Lewis W. Lehmann and Mary R. Lehmann
Revocable Living Trust

Lewis W. Lehmann
By: Lewis W. Lehmann, Trustee

Mary R. Lehmann
By: Mary R. Lehmann, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20163754

AUG 26 2016

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 7783.60
Skagit Co. Treasurer
By man Deputy

I certify that I know or have satisfactory evidence that Lewis W. Lehmann and Mary R. Lehmann are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the Trustees of the Lewis W. Lehmann and Mary R. Lehmann Revocable Living Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8-23-16

Vicki L. Hoffman
Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Coupeville, Washington
My appointment expires: 10/08/2017

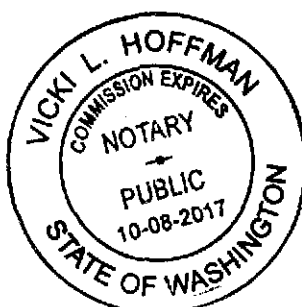


EXHIBIT A

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 Northern Pacific Addition to Anacortes
Recorded: March 4, 1891
Auditor's No.: Volume 2 of Plats, Page 9

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

Recorded: November 24, 1954
Auditor's No.: 509693
Executed By: Park Estates Development Co., a limited partnership,
by Great Western Investment Co. Inc., General Partner,
by Albert Balch, President

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: March 30, 1995
Recorded: April 11, 1995
Auditor's No.: 9504110031
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Area Affected: A portion of subject property. See document for full particulars

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

Dated: February 5, 1996
Recorded: February 15, 1996
Auditor's No.: 9602150082
Executed By: Edward H. Hawkings, et ux

E. 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: Cranberry Heights Phase I
Recorded: February 15, 1996
Auditor's No.: 9602150083