

POOR ORIGINAL



Skagit County Auditor
9/15/2016 Page 1 of 4 \$76.00
3:40PM

When recorded return to:
Susanna Franklin
815 Haines Avenue
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028462

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016464
SEP 15 2016

Amount Paid \$ 4134.⁶⁰
Skagit Co. Treasurer
By *man* Deputy

CHICAGO TITLE
620028462

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Coles, II, an unmarried man
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to Susanna Franklin, an unmarried woman
the following described real estate, situated in the County of Skagit, State of Washington:
Lots 6 and 7, Block 14, Replat of the Junction Addition to Sedro, as per plat recorded in Volume 3
of plats, page 48, records of Skagit County, Washington.


Situated in Skagit County, Washington.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P122477 / 4166-014-007-0000,

Subject to:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: September 6, 2016


Michael Coles, II

STATUTORY WARRANTY DEED
(continued)

State of Texas
County of Williamson

I certify that I know or have satisfactory evidence that Michael Coles #

He (is) are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-8-16

Name: Sherelle M. Alexander
Notary Public in and for the State of TX
Residing at: Round Rock TX 78664
My appointment expires: 08/15/18

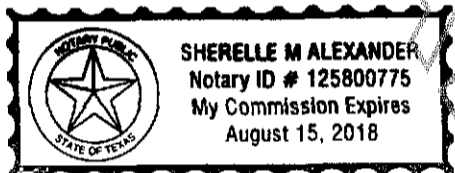


EXHIBIT "A"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey.

Recording Date: November 15, 2005
Recording No.: 20051115017
Matters shown: Encroachment of a fence onto the Southerly portion of Lot 7 by an undisclosed amount and encroachment of a house along the Southerly line of Lot 7

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: March 9, 2006
Recording No.: 200603090140
Matters shown: Encroachment of a house 0.5' onto Lot 7

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Kaia L. Smith
Purpose: Permissive use and for pedestrian access
Recording Date: May 26, 2006
Recording No.: 200605260145
Affects: Portion of Lot 7

4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by City of Sedro Woolley.