

When recorded return to:
Stuart Marshall and Svenja Simon-Marshall
1810 8th Street
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A110401



201610110173

Skagit County Auditor

\$75.00

10/11/2016 Page

1 of

3 3:42PM

Statutory Warranty Deed

A110401
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Karen Stump, Personal Representative of the Estate of Dixie L. Thomson, Deceased for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Stuart Marshall and Svenja Simon-Marshall, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 15, 16 & 17, Block 164, Map of the City of Anacortes

Tax Parcel Number(s): **P56041, 3772-164-017-0005**

Lots 15, 16 and 17, Block 164, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 2 of Plats, page 4, 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 described in Exhibit "A" attached hereto

Dated 10/06/2016

Estate of Dixie L. Thomson

Karen Stump
By: Karen Stump, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 46577

OCT 11 2016

Amount Paid \$ 9599.29

Skagit Co. Treasurer

By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Estate of Dixie L. Thomson, the persons who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-10-16

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

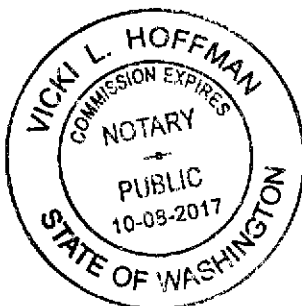


EXHIBIT A

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:	Map of the City of Anacortes
Recorded:	May 27, 1893
Auditor's No.:	Volume 2 of Plats Page 4

B. 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:	February 8, 2007
Auditor's No.:	200702080049

ESTATE OF: DIXIE L. THOMPSON Deceased	CASE NO. 15-4-00302-0 LETTERS TESTAMENTARY
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SKAGIT COUNTY, WASH
FILED

SEP 29 2015

MAVIS E. BETZ, CO. CLERK
Deputy

DATED SEPTEMBER 29, 2015

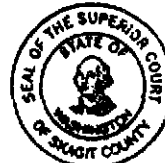
BY Kristen A. Denton, Deputy Clerk

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss

I further certify that these letters are now in full force and effect.

BY _____ Deputy Clerk

I, MAVIS E. BETZ, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated 10-6-16



MAVIS E. BETZ, County Clerk

By: [Signature]
Deputy Clerk