

When recorded return to:  
Stephen W. Wirth  
325 Washington Avenue S. PMB 10 3H7-331  
Kent, WA 98032



Skagit County Auditor \$74.00  
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Filed for Record at Request of  
Land Title & Escrow  
Escrow Number: 154686-OAE ✓

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Grantor: Teresa A. Ward and Richard K. Ward  
Grantee: Stephen W. Wirth and Rowena P. Wirth  
Tax Parcel Number(s): P74372/4128-017-007-0006  
Abbreviated Legal: Ptn Lots 7 & 8, Blk. 17, Syndicate Add. To LaConner (Aka Lot B, Survey 200410220111).

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Land Title and Escrow

### Statutory Warranty Deed

THE GRANTOR(S) Teresa A. Ward and Richard K. Ward, wife and husband, who acquired title as Teresa A. Koke, a single person, and Richard K. Ward, a single man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Stephen W. Wirth and Rowena P. Wirth, husband and wife GRANTEE(S) the following described real estate, situated in the County of Skagit, State of Washington

That portion of Lots 7 and 8, Block 17, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington, more particularly described as follows:

Beginning at the most Southerly corner of Lot 8 of said plat;  
thence Northwesterly along the Northerly line of Talbott Street for a distance of 35.08 feet to the true point of beginning;  
thence continue along the Northerly line of Talbott Street for a distance of 64.92 feet to the most Southerly corner of Lot 6;  
thence Northeasterly along the common boundary between Lots 6 and 7 for a distance of 84.44 feet;  
thence South 60°02'18" East for a distance of 43.50 feet;  
thence Southwesterly parallel to the Westerly line of Maple Avenue for a distance of 22.44 feet;  
thence Southeasterly parallel to the Northerly line of Talbott Street for a distance of 21.42 feet;  
thence Southwesterly parallel to the Westerly line of Maple Avenue for a distance of 62.00 feet to the true point of beginning.

(Also known as Lot B of that Survey recorded October 22, 2004, under Auditor's File No. 200410220111, records of Skagit County, Washington.)

Situate in the Town of LaConner, County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 154686-OAE.

Dated October 3, 2016

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20164794  
OCT 20 2016

Amount Paid \$ 9172.<sup>00</sup>  
Skagit Co. Treasurer  
By *Mum* Deputy

LPB 10-05(i-l)  
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UNRECORDED DOCUMENT

Teresa A. Ward  
Teresa A. Ward

Richard K. Ward  
Richard K. Ward

STATE OF Washington }  
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that **Teresa A. Ward and Richard K. Ward**

the person who appeared before me, and said person 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.

Dated: 10-13-2016

Kristy Mahony  
Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 9-3-2019

