

AFTER RECORDING MAIL TO:

John Dutra and Laura Beth Dutra  
31119 State Route 20  
Sedro Woolley, WA 98284



Skagit County Auditor \$74.00  
11/10/2016 Page 1 of 2 3:51PM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2016 5132  
NOV 10 2016

Amount Paid \$ 3921.<sup>00</sup>  
Skagit Co. Treasurer

Filed for Record at Request of:  
First American Title Insurance Company

By *nam* Deputy

Space above this line for Recordors use only  
GUARDIAN NORTHWEST TITLE CO.

112663

### STATUTORY WARRANTY DEED

File No: 4221-2747266 (TRS)

Date: November 08, 2016

Grantor(s): **Graydon P. Anderson and Brenda K. Anderson**  
Grantee(s): **John Dutra and Laura Beth Dutra**  
Abbreviated Legal: **Lot 3 of Skagit County Short Plat No. 96-007, approved June 18, 1997 and recorded July 2, 1997**  
Additional Legal on page:  
Assessor's Tax Parcel No(s): **P111596 and 35061700040200**

**THE GRANTOR(S) Graydon P. Anderson and Brenda K. Anderson, a married couple** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **John Dutra and Laura Beth Dutra, a married couple**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

**LEGAL DESCRIPTION:** Real property in the County of Skagit, State of Washington, described as follows:

**Lot 3 of Skagit County Short Plat No. 96-007, approved June 18, 1997 and recorded July 2, 1997 as Auditor's File No. 9707020001 in Volume 13 of Short Plats, page 19, records of Skagit County, Washington, being a portion of the North 1/2 of the Northwest 1/4 of Section 17, Township 35 North, Range 6 East, W.M., TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under a 60 foot wide roadway and 90 foot diameter cul-de-sac as delineated on the face of said Short Plat on Lot 2 thereof; and ALSO TOGETHER WITH a 20 foot wide access and utility easement over, across and under that portion of the North 20 feet of Lot 2 of said Short Plat lying Westerly of the cul-desac.**

Subject To: 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.

APN: P111596

Statutory Warranty Deed  
- continued

File No.: 4221-2747266 (TRS)

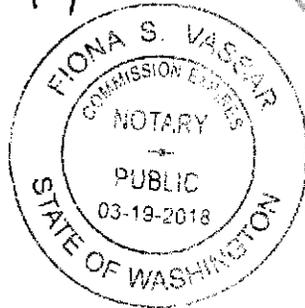
*Graydon P. Anderson*  
Graydon P. Anderson

*Brenda K. Anderson*  
Brenda K. Anderson

STATE OF Washington )  
 )-ss  
COUNTY OF Skagit )

I certify that I know or have satisfactory evidence that **Graydon P. Anderson and Brenda K. Anderson** 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: 11/8/16 *Fiona S. Vassar*



Notary Public in and for the State of Washington  
Residing at: *Kale H. H. H.*  
My appointment expires: 3/19/18