

When recorded return to:  
Luanne Freer  
PO Box 1043  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A112626

201611150105  
Skagit County Auditor  
11/15/2016 Page 1 of 2 3:32PM \$74.00

Statutory Warranty Deed

A112626

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Keystone Property Services, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Luanne Freer, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Lots 4 and 5, Block 286, Map of the City of Anacortes

Tax Parcel Number(s): P56476, 3772-286-005-0018

Lots 4 and 5, Block 286, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, 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 10/25/2016

Keystone Property Services LLC

By: Kristopher Yaun, Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2016 5167  
NOV 15 2016

Amount Paid \$9,884.00  
Skagit Co. Treasurer  
By *man* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kristopher Yaun is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Member of Keystone Property Services LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11-14-16

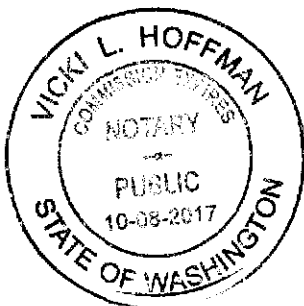
*Vicki L Hoffman*

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:	Map of the City of Anacortes
Recorded:	June 1, 1890
Auditor's No.:	Vol 2 of Plats Pages 4-7

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:	Survey For Philip & Cynthia Bealer
Recorded:	September 14, 1998
Auditor's No.:	9809140002