



201611300006

When recorded return to:  
John C Gaska and Michelle M Gaska  
2706 Shannon Point Road  
Anacortes, WA 98221

Skagit County Auditor

\$77.00

11/30/2016 Page

1 of

5 9:05AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620028117

CHICAGO TITLE

620028117

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Lawrence D. Walker and Lori Anne, Trustees of The Walker Family Trust Dated July 11, 2002

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to John C Gaska and Michelle M Gaska, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): 2, 3, & 4 Block: 12 Ship Harbor

Tax Parcel Number(s): P118099 / 3816-012-004-0000

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

20165372  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 30 2016

Amount Paid \$ 8104.00  
By Skagit Co. Treasurer  
Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 21, 2016

Walker Family Trust Dated July 11, 2002

BY:   
Lawrence D. Walker  
Trustee

BY:   
Lori Anne Walker  
Trustee

**STATUTORY WARRANTY DEED**  
(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that Lawrence D. Walker and Lori Anne Walker is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustees of The Walker Family Living Trust dated July 11, 2002 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 29, 2016

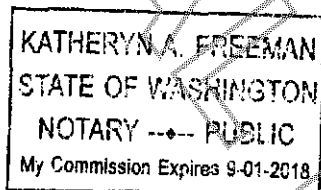
*Kathryn A. Freeman*

Name: Kathryn A. Freeman

Notary Public in and for the State of WA

Residing at: Snohomish CO

My appointment expires: 9-01-2018



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P118099 / 3816-012-004-0000**

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Lots 2, 3, and 4, Block 12, FIRST PLAT OF SHIP HARBOR, according to the plat thereof, recorded in Volume 1 of Plats, page 13, records of Skagit County, Washington.

TOGETHER WITH the Westerly 13 Feet of vacated lying adjacent Shannon Point Road

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Public and private easements, if any, over vacated portion of said premises.
2. Easement, including the terms and conditions thereof, reserved by instrument(s);  
Recorded: May 23, 1991  
Auditor's No(s): 9105230042, records of Skagit County, Washington  
In favor of: City Of Anacortes  
For: Utility purposes  
Affects: Westerly 13 feet of Shannon Point Road
3. Disclosure in deed including the terms, covenants and provisions thereof  
  
Recording Date: March 24, 1994  
Recording No.: 9403240043
4. Record of Survey  
  
Recording Date: June 14, 1999  
Recording No.: 9906140133
5. Assessments, if any, levied by City of Anacortes.
6. City, county or local improvement district assessments, if any.