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Skagit County Auditor 12/2/2016 Page

\$75.00 3 10:25AM

When recorded return to:

Michael I. McArthur, Patricia A. McArthur and Marshall Irvin McArthur

26425 RE 39th Street Issaquan, WA 98029

Recorded at the request of: Guardian Northwest Title File Number: A1 3017

Statutory Warranty Deed

y **Deed** A 113017 GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Gary Pepper as Trustee of the Knightsbridge Financial Trust Established U/D/T Dated October 1, 2013 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael I. McArthur and Patricia A. McArthur, a married couple, and Marshall Irvin McArthur, an unmarried man, as joint tenants with right of survivorship the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 9, Block 133, Anacortes

Tax Parcel Number(s): P55866, 3772-133-099-0000

Lot 9, Block 133, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", as per plat 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 per Exhibit "A" attached hereto

The grantees, by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with the right of survivorship, and not as community property or as tenants in common.

Wechood al. Wet	Daticia a. Mcather
Michael I. McArthur	Patricia A. McArthur
Morshall Method	SKAGIT COUNTY WASHINGTON
Marshall Irvin McArthur	REAL ESTATE EXCISE TAX
Dated 11/27/2016	DEC 0 2 2016
Knightsbridge Financial Revocable Trust	Amount Paid \$ 1/1 00 Skagit Co. Tressurer By Deputy
By: Gary Pepper, Trustee	
STATE OF California COUNTY OF	
said person acknowledged that he signed this	ence that Gary Pepper'vs the person who appeared before me, and instrument and acknowledged it as the Trustee of the person the free and voluntary act of such party(ies) for the uses and
	Notary Public in and for the State of California
	Residing at

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificat document to which this certificate is attached, and not the	te verifies only the identity of the individual who signed the e truthfulness, accuracy, or validity of that document.
State of California) County of Savita Barbara)	
On November 30, 2016 before me, Vevi	onica terter. Notani Public
Date	Here Insert Name and Title of the Officer
personally appeared Gary Febber —	
	Name(s) of Signer(s)
subscribed to the within instrument and acknowled	evidence to be the person(s) whose name(s) is/are edged to me that he/she/they executed the same in s/her/their signature(s) on the instrument the person(s), ted, executed the instrument.
	certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
Notary Public-California	WITNESS my hand and official seal.
	\$ignature of Notary Public
Place Notary Seal Above	TIONAL —
Though this section is optional, completing this	information can deter alteration of the document or form to an unintended document.
Description of Attached Document Title or Type of Document: Statutory Warraw Number of Pages: Signer(s) Other Than	
Capacity(ies) Claimed by Signer(s) Signer's Name:	Signer's Name:
Corporate Officer — Title(s);	Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ ☐ General ☐ Individual ☐ ☐ Attorney in Fact	☐ Partner — ☐ Limited General ☐ Individual Attorney in Fact
Trustee Guardian or Conservator	Trustee : Guardian or Conservator
Other:	[Other:
Signer & Representing:	Signer Is Representing:

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: July 3, 1891

Auditor's No.: Volume 2 of Plats, Page 4

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Gary Pepper

And:
Dated:
Recorded:
Auditor's No.:

Jean M. McManigle
September 26, 2012
October 17, 2012
201210170107

Regarding: Encroachment agreement

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