

When recorded return to:
Eric B. Pope and Erin M. Hicks
2616 16th Street
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A113013

201612290095
Skagit County Auditor
12/29/2016 Page 1 of 2 3:33PM \$74.00

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Double F, Inc., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Eric B. Pope and Erin M. Hicks, both unmarried individuals the following described real estate, situated in the County of Skagit, State of Washington.

A113013

Abbreviated Legal:

Section 23, Township 35 North, Range 1 East; Ptn. SE - NE; and ptn. Lots 13-17, Block 2, G. Kellogg's Add. to Anacortes (aka Parcel A, Survey under AF #200607260135)

Tax Parcel Number(s): P125147, 3801-002-015-0000

Parcel A, of Survey recorded July 26, 2006, under Auditor's File No. 200607260135, being a portion of Lots 13 to 17, Block 2, of "G. Kellogg's Addition to the City of Anacortes," as per plat recorded in Volume 1 of Plats, page 39, records of Skagit County, Washington,

Also being a portion of the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 35 North, Range 1 East W.M., records of Skagit County, Washington.

EXCEPT the South 12 feet thereof.

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 12/20/2016

Double F, Inc.

By: Ted Filler, Vice President

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ted Filler is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Vice President of Double F Inc., to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12-22-16

Vicki L. Hoffman

Notary Public in and for the State of Washington

Residing at Coupeville, Washington

My appointment expires: 10/08/2017

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20165876
DEC 29 2016

Amount Paid \$ 8905.00
Skagit Co. Treasurer
By Vicki L. Hoffman

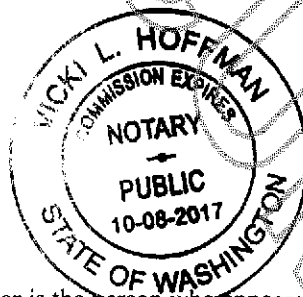


EXHIBIT A

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: G. Kellog's Addition to the City of Anacortes
Recorded: March 7, 1890
Auditor's No.: Vol 1 Page 39 of Plats

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: Boundary Survey for Beverly Snyder
Recorded: September 29, 2003
Auditor's No.: 200309290016
Affects: Subject property and other property

C. 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: Boundary Line Adjustment Survey for Double F, Inc.
Recorded: July 26, 2006
Auditor's No.: 200607260135
Affects: Subject property and other property

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Double F., Inc.
Recorded: January 9, 2007
Auditor's No.: 200701090061
Purpose: Connecting water and sewer line
Area Affected: Subject property and other property

E. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Double F, Inc., a Washington corporation
Recorded: April 2, 2007
Auditor's No.: 200704020235