

When recorded return to:  
Tosha L. Phillips  
1506 Fowler Street  
Mount Vernon, WA 98274



201701040063

Skagit County Auditor \$74.00  
1/4/2017 Page 1 of 2 2:11PM

Recorded at the request of:  
Guardian Northwest Title  
File Number: 112693

**Statutory Warranty Deed**

112693

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Eric L. Waidman, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Tosha L. Phillips, a single person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lot 1, Block 3, Hillcrest Park Addn. to Mount Vernon

Tax Parcel Number(s): P53181, 3730-003-001-0004

Lot 1, Block 3, HILLCREST PARK ADDITION TO MOUNT VERNON, according to the plat thereof, recorded in Volume 6 of Plats, Page 8, records of Skagit County, Washington, EXCEPT the South 5 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 described in Exhibit "A" attached hereto

Dated 12-23-14  
  
Eric L. Waidman

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
201725  
JAN 04 2017

Amount Paid \$ 2087.<sup>60</sup>  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Eric L. Waidman, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12-23-14

Printed Name: Katie Miekok Cheryl A. Fowenker  
Notary Public in and for the State of Washington  
Residing at 2400 Leavelle  
My appointment expires: 4/07/2019 3P/20

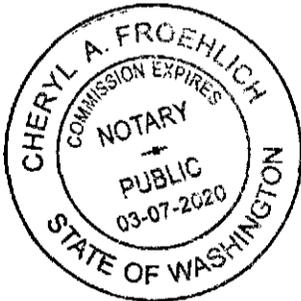


Exhibit A

Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No.: 112693  
~~6-10~~

**SCHEDULE "B-1"**

**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: Hillcrest Park Addition to Mount Vernon  
Recorded: March 4, 1947  
Auditor's No.: 401635