

When recorded return to:  
Dennis Cullen and LaDonna Krautkremer  
404 4th Street  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A112973



Skagit County Auditor  
1/17/2017 Page

1 of 2 3:54PM \$74.00

### Statutory Warranty Deed

A 112473  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Robert A. Rose, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION as part of a 1031 Tax Deferred Exchange in hand paid, conveys and warrants to Dennis Cullen and Ladonna Krautkremer, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 21 and, 22 Block 1, Hensler's 2<sup>nd</sup> Addn.

Tax Parcel Number(s): P57383, 3795-001-022-0005

Lot 21 and 22, Block 1, "HENSLER'S SECOND ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 3 of Plats, page 55, 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 described in Exhibit "A" attached hereto

Dated

1/13/17

Robert A. Rose

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2017/90

JAN 17 2017

Amount Paid \$ 4552.<sup>90</sup>  
Skagit Co. Treasurer  
By *man* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert A. Rose, 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:

1-13-17

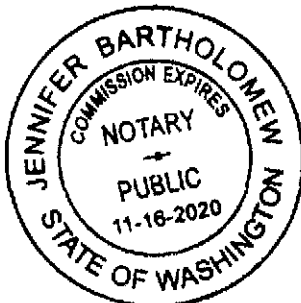
Printed Name: Jennifer Bartholomew

Notary Public in and for the State of

Washington

Residing at Coupeville, WA

My appointment expires: 1/07/2019



**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:	Survey
Recorded:	November 1, 2007
Auditor's No.:	200711010001