

When recorded return to:
Sarah M. Davies and Sean E. Davies
905 35th Street
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A112971



201701190069

Skagit County Auditor

\$74.00

1/19/2017 Page

1 of

2 3:17PM

Statutory Warranty Deed

A112971

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Thelma L. Asseln, Trustee of the William and Thelma Asseln Living Trust, Dated 1/28/1994 for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Sarah M. Davies and Sean E. Davies, a married couple the following described real estate, situated in the County of Skagit, State of Washington. *in*

30

Abbreviated Legal:

Lots 3-4, Block 6, Beale's Maple Grove Add to Anacortes

Tax Parcel Number(s): **P56606, 3775-006-004-0000**

Lots 3 and 4, Block 6, "BEALE'S MAPLE GROVE ADDITION TO THE CITY OF ANACORTES", according to the recorded plat thereof in the office of the Auditor of Skagit County, Washington, Volume 2 of Plats, Page 19.

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 1-17-17

Asseln Living Trust

Thelma L. Asseln Trustee
By: Thelma L. Asseln, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017226

JAN 19 2017

Amount Paid \$ 4455.00

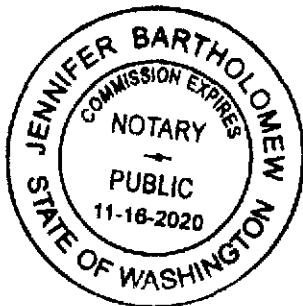
Skagit Co. Treasurer

By mem Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Thelma L. Asseln is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Trustee of Asseln Living Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1-17-17



Notary Public in and for the State of Washington

Residing at Coupeville, Washington

My appointment expires: 11-16-2020

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:	Beale's Maple Grove Addition to the City of Anacortes
Recorded:	October 30, 1890
Auditor's No.:	Vol. 2 of Plats Page 19