



201703230095

Skagit County Auditor

\$74.00

3/23/2017 Page

1 of

2 2:06PM

When recorded return to:  
William Urbain Cote  
303 Murdock Street  
Sedro Woolley, WA 98284

Recorded at the request of:  
Guardian Northwest Title  
File Number: 113507

### Statutory Warranty Deed

113507  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Anthony R. Cote, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to William Urbain Cote, a single man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 1-2, Block 19, Replat of the Junction Add'n. to Sedro

Tax Parcel Number(s): P76728, 4166-019-002-0000

Lots 1 and 2, Block 19, "REPLAT OF THE JUNCTION ADDITION TO SEDRO", as per plat recorded in Volume 3 of Plats, page 48, 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 3-23-17

Anthony Ryan Cote  
Anthony Ryan Cote

Melissa Cote  
Melissa Cote

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20171128

MAR 23 2017

Amount Paid \$ 2408.00  
Skagit Co. Treasurer  
By MAN Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Anthony Ryan Cote and Melissa Cote, 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: 3-23-17

Cheryl A Froehlich  
Printed Name: Cheryl A Froehlich  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 3/7/20

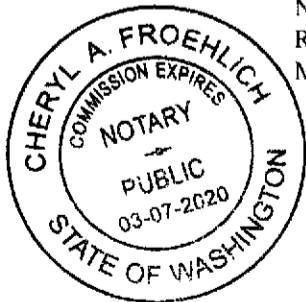


Exhibit A  
SCHEDULE "B-1"

**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:	Replat of the Junction Addition to Sedro
Recorded:	December 27, 1905
Auditor's No.:	Volume 3 of Plats, Page 48