



201704100200

Skagit County Auditor

\$126.00

4/10/2017 Page

1 of

4 3:19PM

Document Title:

STATUTORY WARRANTY DEED

Reference Number:

GUARDIAN NORTHWEST TITLE CO.

Grantor(s):A112014
☐ additional grantor names on page ____

1. YDSEMITTE MANAGEMENT GROUP, LLC

2.

Grantee(s):☐ additional grantee names on page ____

1. CC&D CONSTRUCTION, LLC

2.

Abbreviated legal description:☐ full legal on page(s) ____

PTN LOTS 16-18 BLK 2 BEAL'S MAPLE GROVE ADD.

Assessor Parcel / Tax ID Number:☐ additional tax parcel number(s) on page ____

P123842

I, MARLA HICKOK, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$42.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

Marla Hickok

Dated

4-10-2017

When recorded return to:
CC & D Construction, LLC
1414 I Avenue
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A112014

Statutory Warranty Deed

THE GRANTOR Yosemite Management Group, LLC, a California Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CC&D Construction, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. Lots 16-18, Block 2, Beale's Maple-Grove Add (aka Lot B Survey 200511220072)

Tax Parcel Number(s): P123892, 3775-002-018-0000

Lot B as delineated on Boundary Line Adjustment Survey recorded November 22, 2005 under Auditor's File No. 200511220072 being a portion of Lots 16 through 18, Block 2, "BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES", as per Plat recorded in Volume 2 of Plats, page 19, 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 per Exhibit "A" attached hereto

Dated 03/30/2017

Yosemite Management Group, LLC

Gerald Fischer
By: Gerald Fischer, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171435
APR 10 2017

Amount Paid \$ 2052.⁰⁰
Skagit Co. Treasurer
By William Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Gerald Fischer is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Managing Member of Yosemite Management Group LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____

UNRECORDED

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF SANTA CRUZ

On APR 7, 2017 before me, Kelly Baldwin, a Notary Public,
(here insert name and title of the officer) personally appeared GERALD FISCHER

_____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



OPTIONAL

Although the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

DESCRIPTION OF ATTACHED DOCUMENT

STATUTORY WARRANTY DEED
TITLE OR TYPE OF DOCUMENT

Exhibit "A"

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:	Boundary Adjustment Survey
Recorded:	November 22, 2005
Auditor's No.:	200511220072