

When recorded return to:
Steven K Anshutz and Rachel A Anshutz
12116 Hillynn Dr
Burlington, WA 98233

201704250089
Skagit County Auditor
4/25/2017 Page 1 of 5 \$77.00
5 3:37PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20171705
APR 25 2017

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030318

Amount Paid \$ 6288.⁴⁰
Skagit Co. Treasurer
By *mm* Deputy

CHICAGO TITLE
620030318

STATUTORY WARRANTY DEED

THE GRANTOR(S) Francis S Dunn and Margie A Dunn, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Rachel A Anshutz and Steven K Anshutz, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 40, "VEDERE TERRACE, SKAGIT COUNTY, WASH," according to the plat thereof, recorded
in Volume 7 of Plats, Page 84, records of Skagit County, Washington.

Situate in Skagit County, Washington
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P70181 / 4035-000-040-0003

Subject to:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: April 18, 2017

Francis S. Dunn

Francis S Dunn

Margie A. Dunn

Margie A Dunn

STATUTORY WARRANTY DEED
(continued)

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that
Francis S Dunn
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: April 21, 2017

Lourea L Garka
Name: Lourea L Garka
Notary Public in and for the State of WA
Residing at: ARLINGTON
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

STATUTORY WARRANTY DEED

(continued)

State of North Carolina
County of Swain

I certify that I know or have satisfactory evidence that

Margie A. Dunn
is ~~are~~ the person~~s~~ who appeared before me, and said person~~s~~ acknowledged that
(~~he~~/she/~~they~~) signed this of instrument and acknowledged it to be (~~his~~/her/~~their~~) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 4-19-2017

KITTY E. BRENDALL
Notary Public
North Carolina
Haywood County

Kitty E Brendall
Name Kitty E Brendall
Notary Public in and for the State of NC
Residing at: Haywood County
My appointment expires: 8-31-2017

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: May 13, 1958
Recording No.: 565190

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on VEDERE TERRACE:

Recording No: 565138

3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by Burlington Sewer District.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.