



201705190073

Skagit County Auditor \$74.00
5/19/2017 Page 1 of 2 1:51PM

When recorded return to:
Ron Skorick and Angie Skorick
1301 37th Street
Anacortes, WA. 98221
Anacortes WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A113173

Statutory Warranty Deed

A113173
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Lois Coonc, as her separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Ron Skorick and Angie Skorick, a married couple** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 4, Township 33 North, Range 3 East, SW NW (aka Lot 2 SP 97-0028)

Tax Parcel Number(s): P119628 330304-2-001-0200

Lot 2, of Skagit County Short Plat No. 97-0028, approved October 14, 2002, recorded October 14, 2002, under Auditor's File No. 200210140110, records of Skagit County, Washington, being a portion of the South 1/2 of the Northwest 1/4 of Section 4, Township 33 North, Range 3 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under Leslie Lane, as delineated on the face of the Short Plat.
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 May 16, 2017
Lois K. Coonc
Lois K. Coonc

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20172190
MAY 19 2017

Amount Paid \$ 2853.⁰⁰
Skagit Co. Treasurer
By Mam Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Lois K. Coonc, the persons who appeared before me, and ~~said person(s)~~ acknowledged that he/she/they signed this instrument and acknowledge it to be his/hers/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5-16-2017

Sarah G Johnson
Printed Name: SARAH G JOHNSON
Notary Public in and for the State of Washington
Residing at Oak Harbor
My appointment expires: 6-8-19

Exhibit "A"

A. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Short Plat No. 7-87
Recorded: June 12, 1989
Auditor's No.: 8906120012

B. TERMS AND CONDITIONS OF JOINT USE AND MAINTENANCE AGREEMENT::

Recorded: September 9, 2002
Auditor's No.: 200209090098

C. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: October 14, 2002
Recorded: October 14, 2002
Auditor's No.: 200210140111
Affects: Leslie Lane

D. PROTECTIVE COVENANTS, AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: October 9, 2002
Recorded: October 14, 2002
Auditor's No.: 200210140112
Executed By: Lois K. Coone

E. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Short Plat No. 97-0028
Recorded: October 14, 2002
Auditor's No.: 200210140110