

When recorded return to:

Lisa Valine
1919 27th Place
Anacortes, WA 98221



201705310093

Skagit County Auditor

\$77.00

5/31/2017 Page

1 of

5 2:01PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620030777

Escrow No.: 620030777

STATUTORY WARRANTY DEED

THE GRANTOR(S) J.F. McAllister and S. Kelley McAllister, Co-Trustees, or any successor Trustee,
UDT dated January 7, 2002,

known as the J.F. McAllister and S. Kelley McAllister Living Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Lisa Valine, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 11, "Plat of Pleasant View," according to the plat thereof recorded March 23, 2005 under
Auditor's File No. 200503230134, records of Skagit County, Washington.

Situate in County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P122593 / 4853-000-011-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172385
MAY 31 2017

Amount Paid \$10,311.26
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 23, 2017

McAllister Revocable Living Trust

BY: J. F. McAllister

J. F. McAllister
Trustee

BY: Kelley McAllister

Kelley McAllister
Trustee

STATUTORY WARRANTY DEED

(continued)

State of _____

_____ of _____

I certify that I know or have satisfactory evidence that _____

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustees of J.F. McAllister and S. Kelley McAllister, Co-Trustees, or any successor Trustee, UDT dated January 7 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

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

State of California)

County of San Diego)On 5/25/17 before me, Kimberly Powers, Notary Public,

Date

Here Insert Name and Title of the Officer

personally appeared

J.F. McAllister

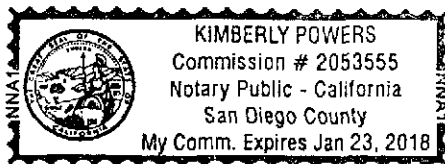
Name(s) of Signer(s)

Kelley McAllister

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

Kimberly Powers

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

EXHIBIT "A"
Exceptions

1. 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 Pleasant View:

Recording No: 200503230134

2. 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: July 22, 2005
Recording No.: 200507220109

3. Any irregularities, reservations, easements or other matters in the proceedings occasioning the abandonment or vacation of the street/road shown below:

Name: 27th Street, 28th Street, 29th Street, "F" Avenue, "E" Avenue, "G" Avenue
and the alleys delineated on said plat

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: July 26, 2004
Recording No.: 200407260155
Affects: Said premises and other property

5. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Anacortes.