



201706090042

Skagit County Auditor

\$77.00

6/9/2017 Page

1 of

5 10:32AM

When recorded return to:
MV 2422 LLC
12708 Leatherwood Lane
Bov, WA 98232

Recorded at the request of:
Guardian Northwest Title
File Number: 113832

Statutory Warranty Deed

113832
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Robin Fair, also shown of record as Rob Fair, and Faith Fair, husband and wife, and the Heirs and devisees of Gary Fair, deceased, as their interests are shown of record for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MV 2422, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 49, College Meadow Div. 2

Tax Parcel Number(s): P81197, 4390-000-049-0000

Lot 49, "College Meadow Div. No. 2," as per plat recorded in Volume 12 of Plats, pages 42 and 43, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of 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 5-30-17

Faith Fair

Robin Fair

Estate of Gary Fair

Kimberly Anne Fair
By: Kimberly Anne Fair, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172535

JUN 09 2017

Amount Paid \$ 3,120.⁰⁰
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Faith Fair, Robin Fair and Estate of Gary Fair, 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: _____

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at _____
My appointment expires: 1/07/2019

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12708 Leatherwood Lane
Bov, WA 98232

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Dated 5-30-17

[Signature]
Faith Fair

[Signature]
Robin Fair

Estate of Gary Fair

[Signature]
By: Kimberly Anhe Fair, Personal Representative

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Faith Fair, Robin Fair and Estate of Gary Fair, 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: _____

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at _____
My appointment expires: 1/07/2019

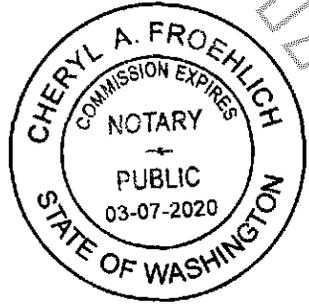
STATE OF Washington
County of Snohomish, SS:

I certify that I know or have satisfactory evidence that Kemberly Ann Fair
signed this instrument, on oath stated that She is
authorized to execute the instrument and acknowledged it as the Personal Representative
of Estate of Ann Fair to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: 5-30-17

[Signature]

Printed Name: _____
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 3/1/20



UNOFFICIAL DOCUMENT

ACKNOWLEDGMENT

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 Sonoma

On 5/30/17 before me, T. SCARPELLI

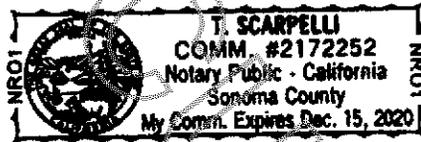
A Notary Public personally appeared Faith FAIR, Robin FAIR

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 *T. Scarpelli*



(Seal)

Exhibit A

EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: May 4, 1978
Recorded: January 17, 1979
Auditor's No.: 894877
Executed By: Kerr-Belmark Construction

B. 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: College Meadow, Division No. 2
Recorded: January 17, 1979
Auditor's No.: 894876

C. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon
And: Kerr-Belmark Construction
Dated: August 25, 1982
Recorded: August 27, 1982
Auditor's No.: 8208270011

By said instrument, the City of Mount Vernon also acknowledged payment of \$ 400.00.