



201706150059

When recorded return to:
Robert Ross Bendixen and Cynthia Perle Bendixen
1108 9th Street
Anacortes, WA 98221

Skagit County Auditor \$76.00
6/15/2017 Page 1 of 4 1:32PM

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20172633
JUN 15 2017

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030968

Amount Paid \$ 14,156.⁰⁰
Skagit Co. Treasurer
By *nam* Deputy

CHICAGO TITLE
620030968

STATUTORY WARRANTY DEED

THE GRANTOR(S) John Zucker and Angela Zucker, Trustees of the Zucker Revocable 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 Robert Ross Bendixen and Cynthia Perle Bendixen, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:
Lots 17 and 18, Block 60, MAP OF THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P55292/ 3772-060-018-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 5, 2017

Zucker Revocable Living Trust

BY: *John Zucker*
John Zucker
Trustee

BY: *Angela Zucker*
Angela Zucker
Trustee

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that John Zucker
Anaela Zucker

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 Trustee of The Zucker Revocable Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 8, 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

EXHIBIT "A"
Exceptions

1. Agreement including the terms, covenants and provisions thereof

Recording Date: July 23, 1985
Recording No.: 8507230029
Regarding: Fence

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: March 28, 1996
Recording No.: 9603280003
Matters shown: Encroachment of a fence onto the right of way of 9th street by approximately 6 feet and encroachment of a retaining wall and wooden fence onto Lot 16 by approximately 1 foot.

3. Assessments, if any, levied by City of Anacortes.
4. City, county or local improvement district assessments, if any.