

When recorded return to:
Megan M Mauro and Kenneth A Mauro
3815 M Avenue
Anacortes, WA 98221



Skagit County Auditor \$76.00
6/20/2017 Page 1 of 4 3:20PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20172708
JUN 20 2017

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON
425 Commercial St
Mount Vernon, WA 98273

Amount Paid \$ 5,790.⁰⁰
Skagit Co. Treasurer
By *MAM* Deputy

CHICAGO TITLE
1020031284

Escrow No.: 620031284

STATUTORY WARRANTY DEED

THE GRANTOR(S) Violet G Stewart, an unmarried woman
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Megan M Mauro and Kenneth A Mauro, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 59, BROADVIEW ADDITION TO THE CITY OF ANACORTES, according to the Plat thereof
recorded in Volume 7 of Plats, Page 22, records of Skagit County, Washington.

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

Tax Parcel Number(s): P56974 / 3777-000-059-0005,

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 16, 2017

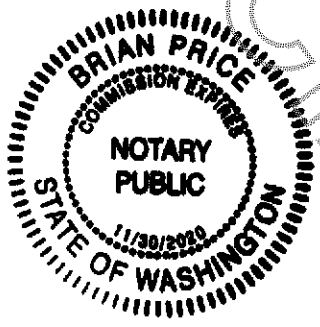

Violet G Stewart

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Violet G. Stewart
~~(s)~~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: June 19 2017



Brian Price
Name: Brian Price
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 11/30/2020

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 BROADVIEW ADDITION TO THE CITY OF ANACORTES:

Recording No: 506534

2. Covenants, conditions and restrictions 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: September 17, 1954
Recording No.: 506619

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

Granted to: City of Anacortes
Purpose: Water pipelines
Recording Date: April 14, 1952
Recording No.: 473928
Affects: The exact location of said easement is not disclosed of record

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

Granted to: J. Eric Moe and Susan M. Moe, husband and wife
Purpose: Ingress and egress
Recording Date: December 15, 2005
Recording No.: 200512150024

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

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.