



Skagit County Auditor 6/23/2017 Page 1 of 2 2:11PM \$74.00

When recorded return to: Kyle E. Smith 1510 39th St. Anacortes, WA 98221

Recorded at the request of: Guardian Northwest Title File Number: A113651

Statutory Warranty Deed

A113651 GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Tammy M. Thompson, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kyle Smith, a single person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Lot 20, Broadview Add to Anacortes

Tax Parcel Number(s): P56932, 3777-000-020-0001

Lot 20, "BROADVIEW ADDITION TO THE CITY OF ANACORTES", as per plat recorded in Volume 7 of Plats, page 22, records of Skagit County, 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 June 20, 2017

Tammy M. Thompson (signature) Tammy Thompson

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 2017 2777 JUN 23 2017

Amount Paid \$ 4,793.20 Skagit Co. Treasurer By (signature) Deputy

STATE OF Washington } COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Tammy Thompson, 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: 6-20-17

(signature) Printed Name: ~~Katie Hickok~~ SARAH G. JOHNSON Notary Public in and for the State of Washington Residing at Okla Harbor My appointment expires: 1/07/2019-6-8-19



Exhibit "A"

A. 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: Broadview Addition to The City of Anacortes
Recorded: September 16, 1954
Auditor's No.: 506534 (Volume 7 of Plats, page 22)

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

Recorded: September 17, 1954
Auditor's No.: 506619