UNOFFICIAL DOCUMENT

When recorded return to:
Victoria A. Rose and Michael B. Rose, wife and husband
13931 Donnell Road
Anacortes, WA 98221

201706300073

Skagit County Auditor $77.00
6/30/2017 Page 1 of 5 10:59AM

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620031462

Escrow No.: 620031462

STATUTORY WARRANTY DEED

THE GRANTOR(S) Victor J. Spitali, Jr and Sandra Lee Spitali, husband and wife

for and in consideration of Ten And No/100 Dollars ($10.00), and other valuable consideration in hand paid, conveys, and warrants to Victoria A. Rose and Michael B. Rose, wife and husband

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

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

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

PTN SW SW, 12-34-01 Tax/Map ID(s):

Tax Parcel Number(s): P19269 / 340112-3-040-0106,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20172928
JUN 30 2017
Amount Paid $ 7570.00
Skagit Co. Treasurer
By HB Deputy

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STATUTORY WARRANTY DEED
(continued)

Dated: June 27, 2017

Victor J. Spitali, Jr.

Sandra Lee Spitali

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STATUTORY WARRANTY DEED
(continued)

State of Washington
County of SKAGIT

I certify that I know or have satisfactory evidence that
Victor J. Spitali Jr. and Sandra Lee Spitali
is/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 27, 2017

Name: Katheryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish Co.
My appointment expires: 9.01.2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --•-- PUBLIC
My Commission Expires 9-01-2018

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EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P19269 / 340112-3-040-0106

That portion of the Southwest Quarter of the Southwest Quarter of Section 12, Township 34 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of said Southwest Quarter of the Southwest Quarter;
thence South 89°26' East, along the South line of said subdivision, 763.35 feet;
thence North 0°30'31" East, parallel with the West line of said subdivision, 230.00 feet to the true point of beginning;
thence continue North 0°30'31" East, along said parallel line, 328.00 feet;
thence North 89°26' West, parallel with said South line, 221.07 feet, more or less, to the Easterly margin of the Heart Lake County Road;
thence South 16°23'50" West, along said Easterly margin, 173.58 feet to a point of curvature in said margin;
thence along the arc of said curve to the left having a radius of 1,880.00 feet, through a central angle of 5°02'38", an arc distance of 165.50 feet to a point that is North 89°26' West from the true point of beginning;
thence South 89°26' East 306.84 feet, more or less, to the true point of beginning.

Situated in Skagit County, Washington

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EXHIBIT "B"
Exceptions

1. Waiver of Damages and Easement including the terms, covenants and provisions thereof

   Recording Date: February 7, 1939
   Recording No.: 309845

2. City, county or local improvement district assessments, if any.