



201707070021

When recorded return to:
Percy G Rogers and Judith Casanova
 1215 15th Street
 Anacortes, WA 98221

Skagit County Auditor

\$74.00

7/7/2017 Page

1 of

2 10:19AM

Recorded at the request of:
 Guardian Northwest Title
 File Number: A113983

Statutory Warranty Deed

A113983
 GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Kevin Bessler and Michelle Bessler, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Percy G. Rogers and Judith Casanova, a married couple** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:

Ptn. Lots 7-8, Block 83, Anacortes (aka Lot B)

Tax Parcel Number(s): **P55461, 3772-083-008-0008**

Lot 7, EXCEPT the East 12.5 feet, and All of Lot 8, Block 83, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

(Also shown of record as Lot B, "1215-15th Street Boundary Line Adjustment" survey recorded under Skagit County Auditor's File No. 201703210046)

Situate in the City of Anacortes, 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 7/5/17

Kevin Bessler
 Kevin Bessler

Michelle M Bessler
 Michelle M Bessler

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

20173065
 JUL 07 2017

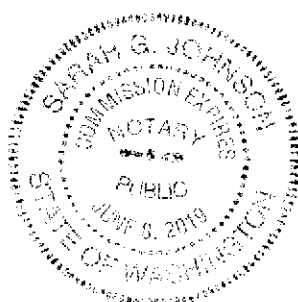
Amount Paid \$6448.60

Skagit Co. Treasurer
 Deputy

By HB

STATE OF Washington }
 COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kevin Bessler and Michelle M Bessler 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: 7-5-17

Sarah G. Johnson
 Printed Name: SARAH G. JOHNSON
 Notary Public in and for the State of Washington
 Residing at Oak Harbor
 My appointment expires: 6-5-19

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: Map of the City of Anacortes
Recorded: July 3, 1891
Auditor's No.: Volume 2 of Plats, Page 4-7

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: 1215 15th Street Boundary Line Adjustment
Recorded: March 21, 2017
Auditor's No.: 201703210046