



201707100120

Skagit County Auditor

\$76.00

7/10/2017 Page

1 of

4 11:50AM

When recorded return to:

Jennifer Josephs
1120 D Avenue
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE 620030715

Escrow No.: 620030715

STATUTORY WARRANTY DEED

THE GRANTOR(S) Classic Transitions LLC

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Jennifer Josephs, an unmarried person

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.)

Lot(s): 2 Boundary Line Adjustmetn Survey AF201606100121

Tax Parcel Number(s): P56224/ 3772-203-020-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017 3119

JUL 10 2017

Amount Paid \$9973.00

Skagit Co. Treasurer

By *Mam* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: July 5, 2017

Classic Transitions LLC

BY: Mark W. Harris

Mark W. Harris
Managing Member

BY: Susan M. Harris

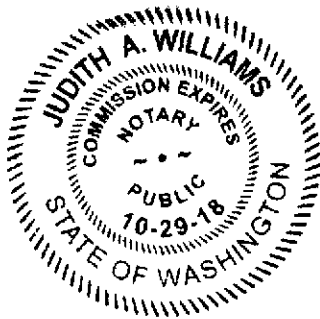
Susan M. Harris
Managing Member

State of WASHINGTON

SKAGIT COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that Classic Transitions LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: JULY 6, 2017



Judith A. Williams
Name: JUDITH A. WILLIAMS
Notary Public in and for the State of WA
Residing at: STANWOOD
My appointment expires: 10/29/18

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P56224/ 3772-203-020-0006

Lot 1 of Boundary Line Adjustment Survey, recorded on June 10, 2016 under Auditor's File No. 201606100121, and more particularly described as follows:

East Half of Lot 18 and all of Lots 19 and 20, Block 203, 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.

EXHIBIT "B"
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 12th & D Avenue Boundary Line Adjustment Survey:

Recording No: 201606100121

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: June 10, 2016
Recording No.: 201606100182
Affects: Portion of said premises and other property

3. 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: December 8, 2016
Recording No.: 201612080077

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