



201707120040

Skagit County Auditor
7/12/2017 Page

\$75.00
1 of 3 11:49AM

When recorded return to:

Maryann Hoyt Fast
14232 Gibraltar Road
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE 620031466

Escrow No.: 620031466

STATUTORY WARRANTY DEED

THE GRANTOR(S) Maxine C. Roose, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Maryann Hoyt Fast, married as her separate property

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 59, EXCEPT the Est 5 feet thereof, ISLAND VIEW PARK, according to the plat thereof recorded in Volume 7 of Plats, page 38, records of Skagit County, Washington;

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P57590 / 3798-000-059-0000,

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2017 3161
JUL 12 2017

Amount Paid \$ 5612.⁰⁰
Skagit Co. Treasurer
By *Mum* Deputy

Statutory Warranty Deed (LPB 10-05)
WA0000816.doc / Updated: 08.26.16

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WA-CT-FNRV-02150-620019-620031466

STATUTORY WARRANTY DEED

(continued)

Dated: July 6, 2017

Maxine C. Roose

Maxine C. Roose
by Linda G. Johnson, as Attorney in Fact.

By:

Maxine C. Roose, by Linda G. Johnson, as Attorney in Fact

State of Washington

County of Clallam

I certify that I know or have satisfactory evidence that Linda G. Johnson is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Maxine C. Roose and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/7/2017

Ellen Grace Shanks

Name: Ellen Grace Shanks

Notary Public in and for the State of Washington

Residing at: Sequim WA

My appointment expires: 08/29/2017

Notary Public
State of Washington
ELLEN GRACE SHANKS
My Appointment Expires Aug 29, 2017

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 ISLAND VIEW PARK.

Recording No: 518099

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 No.: 518307

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