

**Skagit County Auditor** 7/12/2017 Page

\$75.00 311:49AM

When recorded return to: Maryann Hoyt Fast 14232 Gibraiter Road Anacortes, WA 98221

Filed for record at the request of:



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 Skagir 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 316 1* JUL **1 2** 2017

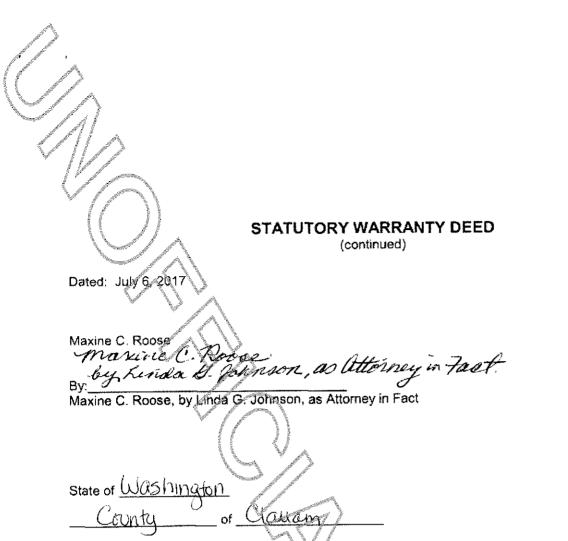
Amount Paid \$ 5612 Skagit Co. Treasurer

Mum Deputy Ву

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WA-CT-FNRV-02150-620019-620031466

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



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 fee free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1/1/2017

Clus Grace Florida

Name: Chan Grace Stranks

Notary Public in and for the State of Washington

Residing at: 5/5/14 WA

My appointment expires: 08/29/2017

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

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

WA-CT-FNRV-02159 620019-620031466



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.

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

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