



201707310166

Skagit County Auditor \$77.00
7/31/2017 Page 1 of 4 3:42PM

When recorded return to:

Amanda Evans
45042 Benjamin Street
Concrete, WA 98237
*P.O. Box 1153
Burlington, Wa 98233*

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031418

CHICAGO TITLE
020031418

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sara Smith for the Estate of Joyce D. Smith, deceased
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Amanda J. Evans, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
All of Lot 1 and the West 29 feet of Lot 2, Block 3, CROFOOT'S FIRST ADDITION TO THE
TOWN OF CONCRETE, according to the plat thereof, recorded in Volume 3 of Plats, page 88,
records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P70759/4058-003-002-0013

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017 3552

JUL 31 2017

Amount Paid \$ *1879.34*
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 11, 2017

The heirs and devisees of Joyce D. Smith, deceased

BY: Sara Smith
Sara Smith
Sole Heir

STATUTORY WARRANTY DEED
(continued)

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that Sara Smith

(s) are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Sole Heir of Joyce D. Smith, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7/31/17



[Signature]
Name: Kellia A. Mayo
Notary Public in and for the State of WA
Residing at: Sequoia Woods
My appointment expires: 6/19/21

EXHIBIT "A"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 7, 2008

Recording No.: 200807070115

Matters shown: Possible encroachment of a fence onto the Southerly portion of said premises by approximately 0.25 feet

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

3. The policy to issue will include the following exception from coverage:

Insurance provided by one or more of the Covered Risks will not include any loss or damage suffered by the insured resulting from:

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 7, 2008

Recording No.: 200807070115

Matters shown: Possible encroachment of a fence onto the Southerly portion of said premises by approximately 0.25 feet