

Skagit County Auditor
8/25/2017 Page

1 of 2 10:22AM
\$75.00

When recorded return to:
Evan Hunter Craig
811 36th Street
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A113957

Statutory Warranty Deed

A113957
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Caleb R. McDonald, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Evan Hunter Craig, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lots 7 and 8, Block 12, Beale's Maple Grove Add

Tax Parcel Number(s): P56645, 3775-012-008-0004

Lots 7 and 8, Block 12, "BEALE'S MAPLE GROVE ADDITION TO THE CITY OF ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, page 19, records of Skagit County, Washington;

TOGETHER WITH the North 1/2 of vacated alley, as vacated under Ordinance No. 475 and recorded March 17, 1911, under Auditor's File No. 83886, records of Skagit County, Washington, as would attach by operation of law.

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 8/22/17

+ Caleb R. McDonald
Caleb R. McDonald

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20173993
AUG 25 2017

Amount Paid \$ 4900.⁰⁰
Skagit Co. Treasurer
By Neam Deputy

STATE OF Texas }
COUNTY OF Dallas } SS:

I certify that I know or have satisfactory evidence that Caleb R. McDonald, 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: 8/22/17

Edward Valencia
Printed Name: Edward Valencia
Notary Public in and for the State of Texas
Residing at Dallas
My appointment expires: 2/27/18

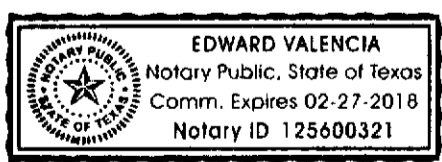


Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

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: Beale's Maple - Grove Addition to Anacortes
Recorded: November 30, 1890
Auditor's No.: Volume 2 of Plats, Page 19

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Recorded: November 13, 1961
Auditor's No. 614409
Purpose: Construct, installing, etc. underground sewer system
Area Affected: The exact location of said right-of-way is not disclosed on the record