

**When recorded return to:**

James R. Sickler and Barbara J. Sickler  
3801 West 11th  
Anacortes, WA 98221



201709110221

Skagit County Auditor

\$76.00

9/11/2017 Page

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3 1:38PM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620032014

CHICAGO TITLE

620032014

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Zelma Fussell, Trustee of the Restated Richard A and Zelma L Fussell 1978 Trust

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys, and warrants to James R. Sickler and Barbara J. Sickler, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 12 of Survey recorded December 3, 1998 in Volume 21 of Surveys, pages 85 through 87,  
under Auditor's File No. 9812030124, records of Skagit County, Washington, being a portion of  
Lots 1 through 3, Block 1322, Northern Pacific Addition to Anacortes, recorded in Volume 2 of  
Plats, pages 9 through 11.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P114110 / 3809-323-012-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20174242  
SEP 11 2017

Amount Paid \$ 11,575.00

Skagit Co. Treasurer

By *TMG* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 6, 2017

Restated Richard A and Zelma L Fussell 1978 Trust

BY: Zelma Fussell Trustee  
Zelma Fussell  
Trustee



State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Zelma Fussell is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Trustee of Restated Richard A and Zelma L Fussell 1978 Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 8, 2017  
Martin E. Lehr  
Name: Martin E. Lehr  
Notary Public in and for the State of WA  
Residing at: La Conner  
My appointment expires: 2-9-19

**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions and easements 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: October 22, 1998  
Recording No.: 9810220058

2. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Rock Ridge Homeowners Association  
Recording Date: October 22, 1998  
Recording No.: 9810220058

3. 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 SURVEY:

Recording No: 9812030124

4. City, county or local improvement district assessments, if any
5. Assessments, if any, levied by City of Anacortes.
6. Assessments, if any, levied by Rock Ridge Homeowners Association.