

AFTER RECORDING MAIL TO:

K. Bradford Claypool
P.O. Box 286
Bow, WA 98232



201709210003
Skagit County Auditor \$76.00
9/21/2017 Page 1 of 3 9:04AM

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-163887-OE

Statutory Warranty Deed

THE GRANTORS Elaine Ahnsbrak, as Personal Representative of the Estate of Johnnie O. Ahnsbrak, also known as John O. Ahnsbrak, deceased, per Skagit County Superior Court Probate Cause No. 14-4-00303-4 and Elaine J. Ahnsbrak, an unmarried person, as her separate property

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **K. BRADFORD CLAYPOOL** and **ESTHER M. LUTTIKHUIZEN**, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Unit 205, Bldg. 2, Ridge at Maddox Creek, a condo, Phase 2

For Full Legal See Attached Exhibit "A"

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 02-163887-OE.

Tax Parcel Number(s): 4852-000-205-0000, P122662

Dated September 18, 2017

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174448

SEP 21 2017

Amount Paid \$ 3022.10

Skagit Co. Treasurer

By HB

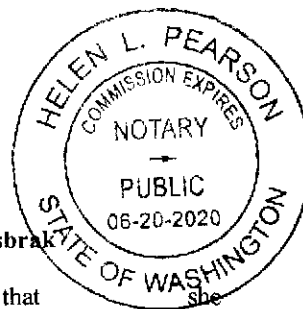
Deputy

Elaine J. Ahrnsbrak
Elaine J. Ahrnsbrak

Elaine Ahrnsbrak, as Personal Representative of the
Estate of Johnnie O. Ahrnsbrak, also known as John
O. Ahrnsbrak, deceased, per Skagit County Superior
Court Probate Cause No. 14-4-00303-4

Elaine Ahrnsbrak PR
By: Elaine Ahrnsbrak, Personal Representative

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:



I certify that I know or have satisfactory evidence that Elaine J. Ahrnsbrak
is the person who appeared before me, and said persons acknowledged that
signed this instrument and acknowledge it to be her she free and voluntary act for the
uses and purposes mentioned in this instrument.

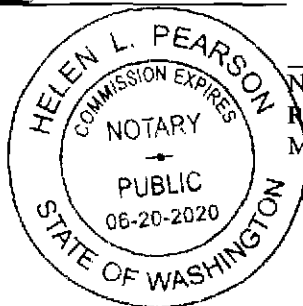
Dated: September 20, 2017

Helen L. Pearson
Notary Public in and for the State of Washington
Residing at Stanwood
My appointment expires: 6-20-2020

State of WASHINGTON }
County of SKAGIT } SS:

I certify that I know or have satisfactory evidence that Elaine J. Ahrnsbrak
signed this instrument, on oath stated that she is
authorized to execute the instrument and acknowledged it as the Personal Representative
of The Estate of Johnnie O. Ahrnsbrak, deceased to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: September 20, 2017



Helen L. Pearson
Notary Public in and for the State of Washington
Residing at Stanwood
My appointment expires: 6-20-2020

EXHIBIT A

Unit 205, Building 2, "THE RIDGE AT MADDOX CREEK, A CONDOMINIUM, PHASE 2," according to the Survey Map and Plans recorded April 6, 2005, under Auditor's File No. 200504060077; and the Declaration thereof recorded September 12, 2003, under Auditor's File No. 200309120223; and amendment thereto recorded July 15, 2004, under Auditor's File No. 200407150082; and amendment thereto recorded April 6, 2005, under Auditor's File No. 200504060078; and amendment thereto recorded June 16, 2008, under Auditor's File No. 200806160175; and amendment thereto recorded March 3, 2010, under Auditor's File No. 201003030089; all records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.