

When recorded return to:
Vanessa Fontana
2311 Riley Road
Mount Vernon, WA 98274

201709220052

Skagit County Auditor
9/22/2017 Page

\$75.00

1 of 210:34AM

Recorded at the request of:
Guardian Northwest Title
File Number: 114555

Statutory Warranty Deed

114555
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Jennifer Merrill, formerly known as Jennifer A. Keene, as her separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Vanessa Fontana**, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 40, Blackburn Ridge Phase 2

Tax Parcel Number(s): **P117395, 4767-000-040-0000**

Lot 40, "PLAT OF BLACKBURN RIDGE PHASE 2", according to the plat thereof recorded October 31, 2000, under Auditor's File No. 200010310122 records of Skagit County, Washington.

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 9-20-17

Jennifer Merrill
Jennifer Merrill

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174471
SEP 22 2017

Amount Paid \$ 5256.00
Skagit Co. Treasurer
By BT Deputy

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jennifer Merrill, 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: 9-20-17

Printed Name: Katie Hiekok Cheryl A. Fontana
Notary Public in and for the State of Washington
Residing at WA
My appointment expires: 4/07/2019 3/17/20

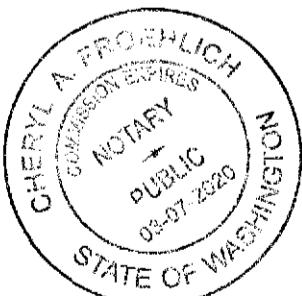


Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: October 12, 2000
Recorded: October 12, 2000
Auditor's No: 200010120092
Executed by: Dean Holt Construction, L.L.C.

"Said instrument includes easement provisions."

B. 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: Blackburn Ridge Phase 2
Recorded: October 31, 2000
Auditor's No: 200010310122