

When recorded return to:
David Lawler
618 Warner Street
Sedro Woolley, WA 98284

Recorded at the request of:
Guardian Northwest Title
File Number: 114076



201709260060

Skagit County Auditor \$76.00
9/26/2017 Page 1 of 3 3:55PM

Statutory Warranty Deed

114076
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Equity Trust Company, Custodian FBO Frank Cook IRA for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David Lawler, ~~subject to marital status~~ and Shanna M. Lawler, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

All of Lot 27 and Ptn. of Lots 26 & 28, Block 34, First Add to Sedro

Tax Parcel Number(s): P75694, 4150-034-028-0007

The West 10 feet of Lot 26, and all of Lot 27, and the East one-half of Lot 28, Block 34, FIRST ADDITION TO THE TOWN OF SEDRO, according to the plat thereof, recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

Situated in 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 per Exhibit "A" attached hereto

Dated 9-25-17

Equity Trust Company, Custodian FBO Frank Cook IRA

See Attached
By: ..., Authorized Agent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174542

SEP 26 2017

Amount Paid \$ 2995.40

Skagit Co. Treasurer

By [Signature] Deputy

STATE OF _____ }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Authorized Agent of Equity Trust Company, Custodian FBO Frank Cook IRA, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of _____
Residing at _____
My appointment expires: _____

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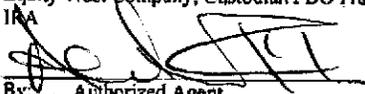
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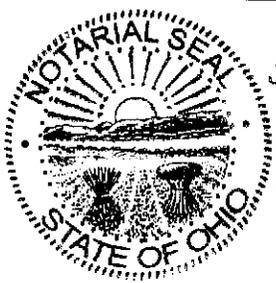
Dated: _____

Equity Trust Company, Custodian FBO Frank Cook IRA

By: _____, Authorized Agent **ALBERT COLLINS**
Corporate Alternate Signer

STATE OF Ohio
COUNTY OF Cuyahoga ss:

I certify that I know or have satisfactory evidence that **ALBERT COLLINS** is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Authorized Agent of Equity Trust Company, Custodian FBO Frank Cook IRA, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9/25/17

JENNIFER GIBBONS
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
May 4, 2022

Notary Public in and for the State of OHIO
Residing at Cuyahoga County, Oh
My appointment expires: _____

Exhibit A

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:	First Addition to the Town of Sedro
Recorded:	January 11, 1890
Auditor's No.:	Volume 3 of Plats, Page 29