



201710100085

When recorded return to:
Anthony J. Cook and Amelia M. Cook
330 Belmont Terrace
Mount Vernon, WA 98274

Skagit County Auditor \$76.00
10/10/2017 Page 1 of 3 1:52PM

Recorded at the request of:
File Number: 114541

Statutory Warranty Deed

114541
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Susan Fisher Rindal, Personal Representative of the Estate of Joanne Habegger Fisher and Harold Dodge Fisher JR, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Anthony J. Cook and Amelia M. Cook, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 20, Township 34 North, Range 4 East, W.M.; Ptn. NW 1/4 SE 1/4

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto

Grantee agrees that Doug Rindal and Susan Fisher Rindal, daughter and son in law of Harold and Joanne Fisher, shall have the first right of refusal in the event the Grantee's decide to sell the property in the future.

Anthony J. Cook

Amelia M. Cook

Tax Parcel Number(s): P26860, 340420-0-154-0006

Dated 10-5-17

Estate of Harold D. Fisher Jr. and Joanne Habegger Fisher

By: Susan Fisher Rindal, Personal Representative

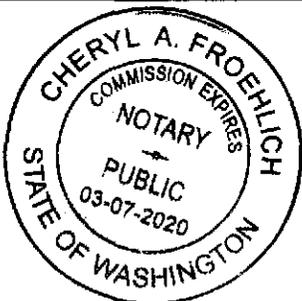
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20174783
OCT 10 2017

Amount Paid \$ 6858.⁰⁰
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Susan Fisher Rindal is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Personal Representative of Estate of Harold D. Fisher Jr and Joanne Habegger Fisher, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10-5-17



Katie Hickok Cheryl A Froehlich
Notary Public in and for the State of Washington
Residing at _____, Washington
My appointment expires: 1-07-2019 3/7/20

EXHIBIT A

That portion of the Northwest 1/4 of the Southeast 1/4 of Section 20, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of said Northwest 1/4 of the Southeast 1/4; thence South 89 degrees 42' West, along the South line of said Northwest 1/4 of the Southeast 1/4, a distance of 245.44 feet; thence North 01 degrees 22' West, along a line parallel to and 1089 feet East of the West line of said Northwest 1/4 of the Southeast 1/4, a distance of 382.19 feet to a point on the North line of Montgomery Street extended, which point is the true point of beginning; thence South 89 degrees 04' West, along the North line of Montgomery Street, a distance of 102.26 feet to a point on the East line of Belmont Terrace extended; thence North 01 degrees 22' West, along the East line of Belmont Terrace extended, a distance of 141.08 feet; thence South 89 degrees 35' East, along the South line of Callahan's First Addition, as platted, a distance of 102.00 feet; thence South 01 degrees 22' East a distance of 139.99 feet to the true point of beginning;

TOGETHER WITH that portion of Montgomery Street as vacated by City of Mount Vernon Ordinance No. 3027, that attached to the above described property by operation of law, recorded under Skagit County Auditor's File No. 200012010007;

AND ALSO TOGETHER WITH that portion of said vacated Montgomery Street conveyed to Harold D. Fisher, Jr. and Joanne H. Fisher by instrument recorded December 12, 2000 under Skagit County Auditor's File No. 200012120026.

Exhibit B
SCHEDULE "B-1"

EXCEPTIONS:

A. Terms and conditions contained in an instrument recorded on December 1, 2000, under Auditor's File No. 200012010007, entitled Ordinance No. 3027.

B. EASEMENT ESTABLISHED BY VACATION ORDINANCE:

Ordinance No.: 3027
Auditor's No.: 200012010007
Purposes: Utility services

C. QUIT CLAIM DEED, AND THE TERMS AND CONDITIONS THEREOF:

Grantor: Florence Schneider, a widow
Grantee: Harold D. Fisher, Jr. and Joanne H. Fisher,
husband and wife
Dated: October 25, 2000
Recorded: December 1, 2000
Auditor's No.: 200012120026