



201710260057

When recorded return to:
Robert E. Skeele
P.O. Box 1184
La Conner, WA 98257

Skagit County Auditor \$75.00
10/26/2017 Page 1 of 2 1:52PM

Recorded at the request of:
Guardian Northwest Title
File Number: 114152

Statutory Warranty Deed

114152
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Donald Kruse, as his separate estate, and B.J. Carol, Personal Representative of the Estate of Brian Scheuch, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert E. Skeele, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 4, Block D, LaConner

Tax Parcel Number(s): P73953, 4123-004-004-0002

Lot 4, Block D, "Map of La Conner, Whatcom County, Washn. Terry 1872" as per plat recorded in Volume 2 of Plats, Page 49, records of Skagit County, Washington, EXCEPT the existing as-built right-of-way for Whatcom Street encroaching onto said Lot 4.

TOGETHER WITH the Southeasterly 1/2 of the alley which if vacated has attached to said Lot 4. 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 10-24-17

Estate of Brian Scheuch
B.J. Carol
By: B.J. Carol, Personal Representative

Donald Kruse
Donald Kruse

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175039
OCT 26 2017

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 272.00
Skagit Co. Treasurer
By ham Deputy

I certify that I know or have satisfactory evidence that B.J. Carol is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Personal Representative of Estate of Brian Scheuch, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10-24-17

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

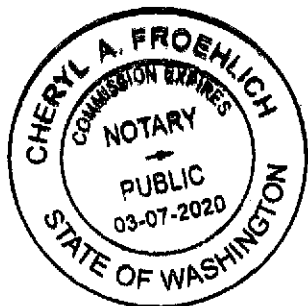


Exhibit A
SCHEDULE "B-1"

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: Map of LaConner
Recorded: August 6, 1872
Auditor's No.: Volume 2 of Plats, Page 49

B. Matters as disclosed by "Addendum to Affidavit of Equitable Interest" recorded March 22, 1990, under Auditor's File No. 9003220030

C. 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: Riemland Short Plat
Recorded: November 21, 2006
Auditor's No.: 200611210176