

When recorded return to:
The City of Seattle
700 South Fifth Avenue Suite 3200 AP
Seattle, WA 98124-4023

Recorded at the request of:
Guardian Northwest Title
File Number: 114718



201712180079

Skagit County Auditor
12/18/2017 Page

\$75.00
1 of 2 10:41AM

Statutory Warranty Deed

114718

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Sarah Lee Smith and William Eugene Cummins, each as their separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to City of Seattle, a Municipal Corporation of the State of Washington the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 25, Carefree Acres Div. 1

Tax Parcel Number(s): P63506, 3870-000-025-0002

Lot 25, "CAREFREE ACRES, SUBDIVISION NO. 1", as per plat recorded in Volume 8 of Plats, page 62, 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 12.13.17

Sarah Lee Smith
Sarah Lee Smith

William Eugene Cummins
William Eugene Cummins

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017 5835
DEC 18 2017

Amount Paid \$ 85.¹⁰
Skagit Co. Treasurer
By mem Deputy

STATE OF Washington
COUNTY OF Kings } SS:

I certify that I know or have satisfactory evidence that Sarah Lee Smith and William Eugene Cummins, 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: 12/13/2017

Cynthia R Johnston
Printed Name: Cynthia R Johnston
Notary Public in and for the State of Washington
Residing at Federal Way
My appointment expires: 09/24/2021

CYNTHIA R JOHNSTON
NOTARY PUBLIC
STATE OF WASHINGTON
My Commission Expires September 26, 2021

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: Carefree Acres Subdivision No. 1
Recorded: December 30, 1963
Auditor's No.: 644847

B. EASEMENT DISCLOSED BY INSTRUMENT AND CONDITIONS CONTAINED THEREIN:

In Favor Of: Not disclosed
For: Utilities
Affects: 5 foot strip along adjoining roadway
Recorded: *****
Auditor's No.: *****

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

Dated: August 5, 1992
Recorded: August 18, 1992
Auditor's No.: 9208180055
Executed By: Bestland Associates

Said instrument is a rerecording of instrument recorded under Auditor's File No. 9208120081.

D. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Auditor's File No.: 8407250023
Document Title: Variance
Regarding: Substandard lots

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.