

When recorded return to:  
Tiffany M Kooken and Dana C Kooken, Jr  
14740 Hoxie Lane  
Anacortes, WA 98221



Skagit County Auditor \$78.00  
12/27/2017 Page 1 of 5 1:50PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620032953

CHICAGO TITLE  
620032953

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) S. Tracy Stephen and Jon Rene Stephen, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys, and warrants to Tiffany M Kooken and Dana C Kooken, Jr, wife and husband

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

ALL BLOCK 101, MAP OF FIDALGO CITY TGW WITH VACATED ROADS AND ALLEY  
Tax/Map ID(s):

Tax Parcel Number(s): P73119 / 4101-101-014-0000,

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20175962  
DEC 27 2017

Amount Paid \$ 3832.<sup>00</sup>  
Skagit Co. Treasurer  
By *Jm* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: December 20, 2017

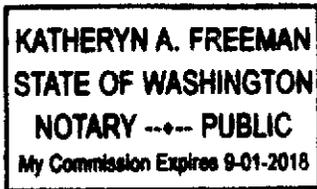
[Signature]  
S. Tracy Stephen

\_\_\_\_\_  
Jon Rene Stephen

State of Washington  
County of Sagit

I certify that I know or have satisfactory evidence that S. Tracy Stephens  
(S) are the person(s) who appeared before me, and said person(s) acknowledged that (he) signed this of instrument and acknowledged it to be (his) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 21, 2017



[Signature]  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2018

State of \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he) signed this of instrument and acknowledged it to be (his) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_,  
My appointment expires: \_\_\_\_\_

STATUTORY WARRANTY DEED  
(continued)

Dated: December 20, 2017

S. Tracy Stephen  
Jon Rene Stephen  
Jon Rene Stephen

State of \_\_\_\_\_  
of \_\_\_\_\_

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they)  
signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses  
and purposes mentioned in this instrument.

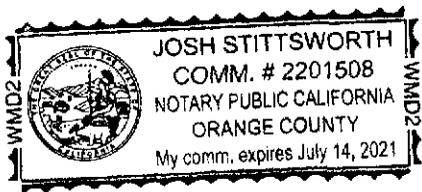
Dated: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

State of California  
County of Orange

I certify that I know or have satisfactory evidence that Jon Rene Stephen  
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they)  
signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses  
and purposes mentioned in this instrument.

Dated: 12-21-2017



Josh Stittsworth  
Name: \_\_\_\_\_  
Notary Public in and for the State of California  
Residing at: Tustin, CA  
My appointment expires: 7-14-2021

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P73119 / 4101-101-014-0000**

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All of Block 101, MAP OF FIDALGO CITY, according to the plat thereof recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington:

TOGETHER WITH the East Half of vacated Howard Avenue abutting;

AND TOGETHER WITH that portion of the vacated South Half of 7th Street lying Easterly of the centerline of Howard Avenue and Westerly of the Westerly line of Highland Avenue;

AND ALSO TOGETHER WITH that portion of the North Half of vacated 6th Street lying Easterly of the centerline of Howard Avenue and Westerly of the Westerly line of Highland Avenue;

AND ALSO TOGETHER WITH the vacated alley in said Block 101;

AND ALSO TOGETHER WITH all of Highland Avenue as platted in the MAP OF FIDALGO CITY, according to the plat thereof recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington, lying East of and adjacent to the above described property.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Record of Survey

Recording Date: September 21, 1983  
Recording No.: 8309210006

2. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: July 31, 1984  
Recording No.: 8407310060

3. Easement(s) including the terms, covenants and provisions thereof for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: T. Kelly Larkin and Joan M. Buchan, husband and wife  
Purpose: Ingress, egress and utilities  
Recording Date: June 14, 1991  
Recording No.: 9106140076

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: July 23, 1991  
Recording No.: 9107230070  
Affects: Portion of said premises

5. Boundary Line Adjustment - Clearing of Title Quit Claim Deed including the terms, covenants and provisions thereof

Recording Date: January 11, 1996  
Recording No.: 9601110079

6. Public or private easements, if any, over vacated portion of said premises.

7. City, county or local improvement district assessments, if any.