



201801030073

Skagit County Auditor \$75.00
1/3/2018 Page 1 of 2 2:04PM

When recorded return to:
Teresa Keene
3002 West 2nd Street
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: 114756

Statutory Warranty Deed

114756

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS John H. Ward, as his separate estate, and John H. Ward, as Trustee of the John H. Ward Trust, established pursuant to Skagit County Probate Cause No. 98-4-00267-1 for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Teresa Keene, a married woman, as her separate estate** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 17 and Ptn. Lot 18, Block 6, Woolley, The Hub of Skagit County

Tax Parcel Number(s): P77485, 4177-006-018-0105

Lot 17 and the East 27 inches of Lot 18 in Block 6, "Woolley, The Hub of Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 92, 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 Jan. 2, 2018

John Ward

John H. Ward Trust

By: John H. Ward, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018⁴¹
JAN 03 2018

Amount Paid \$ 3031.⁰⁰
Skagit Co. Treasurer
By mlm Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John Ward and John H. Ward Trust, 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: 1/2/2018



Eleanor Romero
Printed Name: ~~Katie Hickok~~ Eleanor Romero
Notary Public in and for the State of Washington
Residing at Mt. Vernon
My appointment expires: 1/07/2019 6/23/2021

Exhibit A

EXCEPTIONS:

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:	Woolley the Hub of Skagit County
Recorded:	June 13, 1890
Auditor's No.:	Book 2 of Plats, Page 92, Official Records