

WHEN RECORDED RETURN TO:

David B. McKiernan  
7469 N. Everett Ave  
Concrete, Wa 98237



201803190156

Skagit County Auditor

\$76.00

3/19/2018 Page

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3 2:13PM

DOCUMENT TITLE(S)

GUARDIAN NORTHWEST TITLE CO.

Statutory Warranty Deed 115254

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR(S): Stephen D. Troy, an unmarried man

GRANTEE(S): David B. McKiernan and  
Anisha Anne McKiernan, a  
married couple

ABBREVIATED LEGAL DESCRIPTION:

LOTS 1-5, Blk. 2 Cement City

TAX PARCEL NUMBER(S): P106452 / 40570020050004

**AFTER RECORDING MAIL TO:**

David B. McKiernan and Anisha McKiernan  
7469 N. Everett Avenue  
Concrete, WA 98237

**STATUTORY WARRANTY DEED**

Escrow No. 17120227LC  
Title Order No. 115254

**THE GRANTOR(S)** Stephen D. Troy, an unmarried man

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys, and warrants to David B. McKiernan and Anisha Anne McKiernan,  
**a married couple**  
the following described real estate, situated in the County of Skagit, State of Washington:

Lots 1 through 5, inclusive, Block 2, "PLAT OF CEMENT CITY", as per plat recorded in Volume 3 of  
Plats, page 47, records of Skagit County, Washington; EXCEPT that portion, if any, thereof  
conveyed to the State of Washington for highway purposes by Deed dated July 25, 1960, recorded  
August 16, 1960, under Auditor's File No. 597685.

Abbreviated Legal: (Required is full legal not inserted above) Lots 1-5, Blk.2 CEMENT CITY

Tax Parcel Number(s): P106452/40570020050004

Subject to: All easements, restrictions, reservations, conditions, covenants and agreements of  
record, if any, along with those delineated in Preliminary Title Commitment 115254, issued by  
First American Title, and set forth in Exhibit "A" attached hereto and by this reference made a part  
thereof.

Dated: March 12, 2018

Stephen D. Troy

STATE OF New Hampshire  
COUNTY OF Rockingham

I certify that I know or have satisfactory evidence that Stephen D. Troy is the person who appeared  
before me, and said person acknowledged that he signed this instrument and acknowledged it to be his  
free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 14<sup>th</sup> day of March, 2017

Notary Public in and for the State of New Hampshire  
residing at 46 Lafayette Rd North Hampton NH 03862  
My Commission Expires: Dec 21, 2021

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20181072

MAR 19 2018

Amount Paid \$ 3209.00

By HB Skagit Co. Treasurer Deputy

LPB 10-05

**DANIELLE R ELLIOTT**  
Notary Public - New Hampshire  
My Commission Expires Dec 21, 2021

## EXHIBIT "A"

Unrecorded leaseholds, if any, rights of vendors and chattel mortgagees of personal property, and rights of tenants occupying subject property.

For easements, restrictions or other exceptions, see Schedule "B-1", attached hereto.

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:	Plat of Cement City
Recorded:	July 21, 1905
Volume/Page:	Volume 3 of Plats, page 47

RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By:	Superior Portland Cement, Inc.
Recorded:	March 24, 1931
Auditor's No.:	242030