

When recorded return to:
Daniel Lewis Coward and Amanda Marie Coward
506 Myrtle Street
La Conner, WA 98257



201804110083

Skagit County Auditor \$75.00
4/11/2018 Page 1 of 2 1:30PM

Recorded at the request of:
Guardian Northwest Title and Escrow
File Number: A114980

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Tami L. Finley as Personal Representative of The Estate of Thomas M. Spencer, Deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Daniel Lewis Coward and Amanda Marie Coward, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 6, Block 13, Syndicate Addn. to LaConner

Tax Parcel Number(s): P74326, 4128-013-006-0006

Lot 6, Block 13, "Map of Syndicate Addition to the Town of La Conner, Skagit Co., Wash.", as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington.

Situate in the Town of La Conner, County of Skagit, State of 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 4/9/18

The Estate of Thomas M. Spencer, Deceased

Tami L. Finley P.R.
By: Tami Finley, Personal Representative

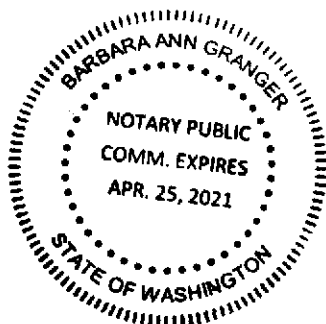
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20181445
APR 11 2018

Amount Paid \$ 3671.00
Skagit Co. Treasurer
By MA Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Tami L. Finley as Personal Representative of The Estate of Thomas M. Spencer, Deceased, 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: 04/09/2018



Barbara A Granger
Printed Name: Barbara A Granger
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 4/25/2021

Order No:

EXHIBIT "A"

A. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

Recorded: June 21, 1971
Auditor's No.: 754307
For: Roadway
Affects: Easterly 16 feet

Said easement was amended to affect the Easterly 11 feet by document recorded May 21, 2004 under Auditor's File No. 200405210064

B. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: September 20, 1995
Auditor's No.: 9509200055
Purpose: Ingress and egress
Area Affected: Easterly 10 feet

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: Record of Survey
Recorded: May 10, 1996
Auditor's No.: 9605100074