



Skagit County Auditor
4/17/2018 Page

1 of

\$75.00
2 10:30AM

When recorded return to:
Aaron B. Anderson and Jordan Mammel
55001 Conrad Road
Rockport, WA 98283

Recorded at the request of:
Guardian Northwest Title
File Number: 115781

Statutory Warranty Deed

115781

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Ann E. Slutsky, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Aaron B. Anderson and Jordan Mammel, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 30, Township 35 North, Range 10 East, SE NE (aka TR B, SP 112-79)

Tax Parcel Number(s): P45676 351030-1-003-0204

Tract "B" of Short Plat No. 112-79, approved March 21, 1980 and recorded March 21, 1980 as Auditor's File No. 8003210028 in Book 4 of Short Plats, page 55, records of Skagit County, Washington, being a portion of the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 35 North, Range 10 East W.M.

Situate in the 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

Ann Slutsky
Ann Slutsky

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20181533

APR 17 2018

Amount Paid \$1429.00

Skagit Co. Treasurer
By mm Deputy

STATE OF Washington)
COUNTY OF King) SS:

I certify that I know or have satisfactory evidence that Ann Slutsky, 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: 4/9/18

Dane Michael Weber
Printed Name: Dane Michael Weber
Notary Public in and for the State of WA
Residing at: 3042 NE 45th St, Seattle, WA 98105
My appointment expires: 09/20/2018

Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Robert Pugh and Sally Pugh, husband & wife; Charles R. Wenrich and Ruby L. Wenrich, husband & wife; James Howard Stafford and Christine Stafford, husband & wife

Recorded: October 26, 1966

Auditor's No. 690100

Purpose: A perpetual easement and right of way, for water pipeline

Area Affected: As disclosed in instrument

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. 112-79

Recorded: March 21, 1980

Auditor's No.: 8003210028