

When recorded return to:
Peggy Carmel Wicker Dyer and John Douglas
Dyer
10506 1st Place NE
Lake Stevens, WA 98258

201804300196
Skagit County Auditor
4/30/2018 Page 1 of 5 \$78.00
2:52PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 620034290

CHICAGO TITLE
620034290

STATUTORY WARRANTY DEED

THE GRANTOR(S) David E. West and Kathy D. West, as Trustees of the West Family Trust, dated January 24, 1994

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Peggy Carmel Wicker Dyer and John Douglas Dyer, a married couple

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

The North Half of Lot 23, PLAT OF MCKENNA and ELLIOTT THE SECOND ADDITION TO THE TOWN OF BAY VIEW, according to the plat thereof recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

20181775
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 30 2018

Tax Parcel Number(s): P114359/4071-023-000-0000,

Amount Paid \$ 2,853.00
Skagit Co. Treasurer
By [Signature] Deputy

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 27, 2018

West Family Trust, dated January 24, 1994

BY: Kathy D. West, Trustee
Kathy D. West
Trustee

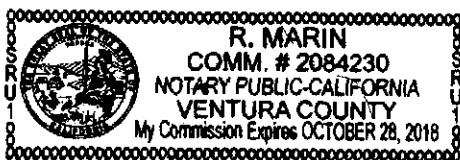
BY: David E. West, Trustee
David E. West
Trustee

State of California
County of Ventura

I certify that I know or have satisfactory evidence that
Kathy D. West

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustees of West Family Trust, dated January 24, 1994 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4/27/2018



Name: R. MARIN
Notary Public in and for the State of California
Residing at: Orinda, CA
My appointment expires: 10/28/2018

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura

On April 27, 2018 before me, R. Marin Notary Public
(insert name and title of the officer)

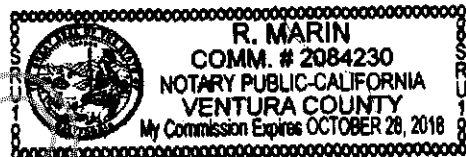
personally appeared Kathy D. West
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]

(Seal)



JURAT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that David E. West

(s)are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustees of West Family Trust, dated January 24, 1994 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 30, 2018

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

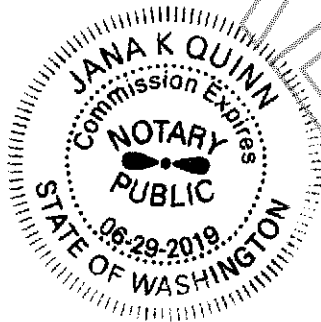


EXHIBIT "A"
Exceptions

1. Exceptions and reservations as contained in instrument;
Recorded: April 7, 1994
Auditor's No.: 370509, records of Skagit County, Washington
Executed By: Phil D. Burton and Margaret E. Burton
As Follows: The vendors reserve and retain an undivided one-half interest in all oil, gas and mineral deposits and the rights thereto and or the lessors rights under any oil or gas, lease thereof
2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey.

Recording Date: February 11, 1999
Recording No.: 9902110073
Matters shown: Possible encroachment of a fence running East and West across said property and possible encroachment of fences running along the Westerly and Easterly line of said premises
3. Terms, conditions, and restrictions of that instrument entitled Planning and Permit Center - Lot of Record Certification;
Recorded: February 15, 2006
Auditor's No(s): 200602150137, records of Skagit County, Washington
4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: December 21, 2015
Recording No.: 201512210037
Matters shown: Possible encroachments of fences along the Northerly line of said premises
5. City, county or local improvement district assessments, if any.