



201805230017

05/23/2018 10:27 AM Pages: 1 of 2 Fees: \$75.00  
Skagit County Auditor

When recorded return to:  
James A Montgomery and Kathleen A Montgomery  
774 Whiskey Hill Road  
Lopez, WA 98261

Recorded at the request of:  
Guardian Northwest Title  
File Number: A115947

### Statutory Warranty Deed

A115947  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Nicholas D. Hagg and Jennifer J. Hagg, a married couple for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James A. Montgomery and Kathleen A. Montgomery, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 2, Woodridge Estates

Tax Parcel Number(s): P111851, 4699-000-002-0000

Lot 2, "PLAT OF WOODRIDGE ESTATES", as per plat recorded in Volume 16 of Plats, pages 184 through 186, 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

5/21/2018  
*Nicholas D Hagg*  
Nicholas D Hagg

*Jennifer J Hagg*  
Jennifer J Hagg

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 2125  
MAY 23 2018

Amount Paid \$ 7576.00  
Skagit Co. Treasurer  
By *mlm* Deputy

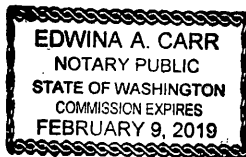
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Nicholas D Hagg and Jennifer J Hagg, 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:

5/21/18

*Edwina A. Carr*  
Printed Name: ~~Edi Carr~~ *Edwina A. Carr*  
Notary Public in and for the State of Washington  
Residing at ~~Ellensburg~~ *Anacortes*  
My appointment expires: ~~2/08/2019~~ *2-9-19*



**Exhibit A****EXCEPTIONS:**

A. 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:

Plat/Subdivision Name: Plat of Woodridge Estates  
Recorded: August 26, 1997  
Auditor's No: 9708260012

Said instrument was corrected by Affidavit of Minor Correction recorded October 31, 1997, under Auditor's File No. 9710310146.

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 26, 1997  
Recorded: August 26, 1997  
Auditor's No.: 9708260013  
Executed by: Homestead NW Dev. Co., a Washington Business Corporation

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Port of Anacortes  
Recorded: April 17, 1969 and October 29, 1969  
Auditor's No.: 725479 and 732441, records of Skagit County, Washington  
Purpose: Unobstructed passage of aircraft over said premises

D. Any tax, fee, assessments or charges as may be levied by Woodridge Estates Owners Association.