



201808030075

08/03/2018 04:00 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

AFTER RECORDING MAIL TO:

Ann Norena Richeda
3806 Rock Ridge Parkway
Anacortes, WA 98221

201807310037

07/31/2018 09:09 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

4

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-168209-OE ✓

Land Title and Escrow Statutory Warranty Deed

THE GRANTOR THOMAS WARD and DEBRA WARD, CO-TRUSTEES OF THE THOMAS AND DEBRA WARD REVOCABLE TRUST, DATED MAY 3, 2004 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ANN NORENA RICEDA, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 17, Rock Ridge South Ph. 1.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 4918-001-017-0000, P125839

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 3341
JUL 31 2018

Amount Paid \$ 10,685.⁰⁰
Skagit Co. Treasurer
By *Mmm* Deputy

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 02-168209-OE.

Dated July 26, 2018

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 3445
AUG 03 2018

Amount Paid \$ *0*
Skagit Co. Treasurer
By *BSJ* Deputy

Thomas and Debra Ward Revocable Trust

Thomas Ward
By: Thomas Ward, Co-Trustee

Debra Ward
By: Debra Ward, Co-Trustee

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Thomas Ward and Debra Ward** are the person(s) who appeared before me, and said person(s) acknowledged **they** signed this instrument, on oath stated **they are** authorized to execute the instrument and acknowledged that as the **Co-Trustees** of **Thomas and Debra Ward Revocable Trust** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: July 26, 2018

Diane M Mills
Diane M Mills
Notary Public in and for the State of Washington
Residing Milton
My appointment expires: May 9, 2021
Expires _____

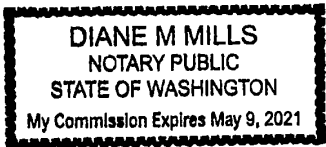


EXHIBIT A

Lot 17, "PLAT OF ROCK RIDGE SOUTH, PHASE 1," as recorded January 24, 2007, under Auditor's File No. 200701240094, and amended by instrument recorded January 25, 2007, under Auditor's File No. 200701250133, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

See Attached

Lot 17, "PLAT OF ROCK RIDGE SOUTH, PHASE 1," as recorded January 24, 2007, under Auditor's File No. 200701240094, and amended by instrument recorded January 25, 2007, under Auditor's File No. 200701250133, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated 29th Street in Section 23, Township 35 North, Range 1 East, W.M., described as follows:

Begin at the Southwest corner of said Section 23;
thence Easterly along the South line of said Section, 1,954.5 feet to a point that lies 30 feet Westerly of the Anacortes City Forest Land's Westerly line, said point being the true point of beginning;
thence North 00°36'16" East a distance of 28.89 feet to the Southeasterly line of Lot 8 of Anacortes Short Plat No. 98-004, approved May 18, 1999 and recorded May 24, 1999, under Auditor's File No. 9905240012;
thence South 69°41'51" West along the Southeasterly lines of Lots 8 and 7 of said Short Plat, a distance of 83.83 feet to the South line of said Section 23;
thence North 89°56'12" West along said South line, a distance of 70.31 feet to the true point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.