

201808100010  
08/10/2018 10:30 AM Pages: 1 of 2 Fees: \$100.00  
Skagit County Auditor

When recorded return to:  
Brian Roberts and Michelle Young  
3016 East Divison Street  
Mount Vernon, WA 98274

Recorded at the request of:  
Guardian Northwest Title  
File Number: 116251

Statutory Warranty Deed 116251  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Shelby Rathbun, who acquired title as Shelby A. Ashlock, as her separate estate and Tylor Rathbun, as to any and all interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brian Roberts and Michelle Young, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Lot 41, Little Mountain Add'n.

Tax Parcel Number(s): P100644, 4566-000-041-0000

Lot 41 "LITTLE MOUNTAIN ADDITION", as per plat recorded in Volume 15 of Plats at pages 1 through 5, inclusive, in the records of Skagit County, 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 8/9/2018

Shelby Rathbun  
Shelby Rathbun

Tylor Rathbun  
Tylor Rathbun

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 3522  
AUG 10 2018  
Amount Paid \$ 4864.40  
Skagit Co. Treasurer  
By mm Deputy

STATE OF Washington }  
COUNTY OF Island } SS:

I certify that I know or have satisfactory evidence that Shelby Rathbun and Tylor Rathbun, 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: 8/9/18



Mary Miller  
Printed Name: Mary Miller  
Notary Public in and for the State of Washington  
Residing at Stanwood WA  
My appointment expires: 01/19/2022

**Exhibit A**

**EXCEPTIONS:**

**A. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:**

Recorded: December 8, 1989  
Auditor's File No.: 8912080068  
As Follows: Property shall not at any time be used for a Retirement Center or Senior Housing Project.

**B. 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: Little Mountain Addition  
Recorded: October 17, 1991  
Auditor's No: 9110170035