



201808220048

08/22/2018 01:41 PM Pages: 1 of 2 Fees: \$100.00
Skagit County Auditor

When recorded return to:
Community Innovators, LLC
2218 32nd St.
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A116427

Statutory Warranty Deed

A116427
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Richard I. Hammer, Jr., as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Community Innovators, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lots 13 and 14, Block 3, Hillcrest Park Add to MV

Tax Parcel Number(s): P53192, 3730-003-014-0009

The North 30 feet of Lot 13 and the South 45 feet of Lot 14, Block 3, "HILLCREST PARK ADDITION TO MOUNT VERNON", as per plat recorded in Volume 6 of Plats at page 8, in the records of Skagit County, Washington, EXCEPT the Easterly 10 feet thereof, conveyed to the City of Mount Vernon for street purposes by Deed dated July 13, 1955 and filed for record under Auditor's File No. 521114 and rerecorded under Auditor's File No. 522859.

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 8.21.18

Richard I Hammer Jr
Richard I Hammer Jr

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20183714
AUG 22 2018

Amount Paid \$ *3657.03*
Skagit Co. Treasurer
By man Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Richard I Hammer Jr, 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: 8.21.18

Edwina Carr Elizabeth Callbreath
Notary Public in and for the State of Washington

Residing at Ellensburg WA Cannon Island
My appointment expires: 2009/2019 3.20.21



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:

Name:	Hillcrest Park Addition to Mount Vernon
Recorded:	March 4, 1947
Auditor's No.:	401635