

When recorded return to:  
Gerd Krause and June Jossy  
2101 Creekside Circle  
Anacortes, WA 98221



**201809110071**

09/11/2018 03:33 PM Pages: 1 of 7 Fees: \$105.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620035476

**CHICAGO TITLE**  
**620035476**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Brian K Renfro, an unmarried man and Gregory R Renfro, a married man and Michael A Renfro, a married man, heirs of the Estate of Marianne Renfro, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Gerd Krause and June Jossy, a married couple

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

Lot 40, CREEKSIDE VILLAGE, PHASE II, according to the plat thereof, recorded in Volume 14 of Plats, pages 133 and 134, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P84015 / 4536-000-040-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20184032  
SEP 11 2018

Amount Paid \$7481.<sup>00</sup>  
Skagit Co. Treasurer  
By *M.A.M.* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: August 31, 2018

Brian K. Renfro  
Brian K Renfro

\_\_\_\_\_  
Gregory R Renfro

\_\_\_\_\_  
Michael A Renfro

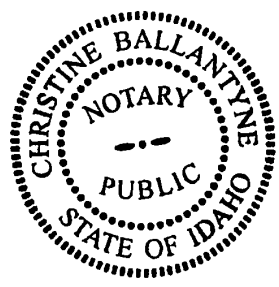
State of Idaho  
County of Ada

I certify that I know or have satisfactory evidence that

Brian K Renfro  
\_\_\_\_\_ is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4 September

Christine Ballantyne  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_



CHRISTINE BALLANTYNE  
RESIDING IN: MERIDIAN, IDAHO  
ADA COUNTY  
COMM. EXPIRES 12/3/2021

STATUTORY WARRANTY DEED  
(continued)

Dated: August 31, 2018

\_\_\_\_\_  
Brian K Renfro

Gregory R. Renfro  
\_\_\_\_\_  
Gregory R Renfro

\_\_\_\_\_  
Michael A Renfro

State of Florida

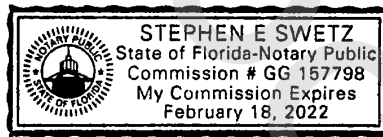
County of Pinal

I certify that I know or have satisfactory evidence that

Gregory R. Renfro  
\_\_\_\_\_ is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/4/2018

Stephen E. Swetz  
\_\_\_\_\_  
Name: Stephen E. Swetz  
Notary Public in and for the State of Florida  
Residing at: Oceanview, Florida  
My appointment expires: 2/18/2022



STATUTORY WARRANTY DEED  
(continued)

Dated: August 31, 2018

\_\_\_\_\_  
Brian K Renfro

\_\_\_\_\_  
Gregory R Renfro

*Michael A Renfro*  
\_\_\_\_\_  
Michael A Renfro

State of \_\_\_\_\_

County of \_\_\_\_\_

I certify that I know or have satisfactory evidence that

\_\_\_\_\_ is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

*attached 9/4/2018*

Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

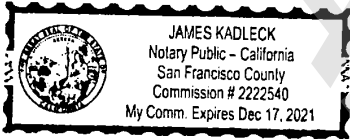
CIVIL CODE § 1189

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 CONTRA COSTA }

On SEPTEMBER 4, 2018 before me, \_\_\_\_\_  
Date Here Insert Name and Title of the Officer  
personally appeared MICHAEL A. RENFRO  
Name(s) of Signer(s)

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.

Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]  
Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: STATUTORY WARRANTY DEED  
Document Date: AUGUST 31, 2018 Number of Pages: 4  
Signer(s) Other Than Named Above: BRIAN K. RENFRO, GREGORY RENFRO

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: MICHAEL A. RENFRO Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  Partner –  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian of Conservator  Trustee  Guardian of Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer is Representing: HEIR OF THE ESTATE OF MARIANNE RENFRO, DECEASED Signer is Representing: \_\_\_\_\_

**EXHIBIT "A"**

## Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 5, 1989  
Auditor's No(s): 8907050059, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company, GTE Northwest, Inc., Cascade  
Natural Gas Corporation and TCI Cablevision of Washington, Inc.  
For: Utility Service
  
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on CREEKSIDE VILLAGE PHASE II:  
  
Recording No: 9004270012
  
3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;  
Recorded:  
Auditor's No(s): 8912040056 and 200610250035, records of Skagit County, Washington  
Executed By: Creekside Village Development Co.  
  
Amended by instrument(s):  
Recorded: May 8, 1990; August 15, 1991; April 17, 2000, October 4, 2000, April 16, 2002, and October 25, 2006  
Auditor's No(s): 9005080112; 9108150102; 200004170124; 200010040019; 200010040020; 200204160118; and 200610250035, records of Skagit County, Washington
  
4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: December 4, 1989  
Auditor's No(s): 8912040056, records of Skagit County, Washington  
Imposed By: Creekside Village Homeowners Association

**EXHIBIT "A"**Exceptions  
(continued)

5. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Anacortes.
8. Dues, charges and assessments, if any, levied by Creekside Village Homeowners Association.