

When recorded return to:
Kelly George and Ryan Joseph George
3219 D Avenue
Anacortes, WA 98221


201811080056
11/08/2018 02:48 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036450

CHICAGO TITLE
W20036450

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carol A Currah, as Trustee of the Currah Family Revocable Trust Dated Aug. 24, 1999 and Kathy Reilly, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Kelly George and Ryan Joseph George, wife and husband

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

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

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

Lot(s): 1 COOLEY AND KIPP'S ADD TGW PTN VACATED STREET

Tax Parcel Number(s): P78175 / 4207-000-001-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184944
NOV 08 2018

Amount Paid \$ 4686.40
Skagit Co. Treasurer
By *MUM* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 5, 2018

Currah Family Revocable Trust Dated Aug. 24, 1999

BY: Carol A. Currah
Carol A Currah
Trustee

Kathi Reilly
Kathi Reilly

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Carol A Currah is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Trustee of Currah Family Revocable Trust Dated Aug. 24, 1999 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 6, 2018
Kathryn A Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2022

Notary Public
State of Washington
Katheryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kathy Reilly is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 6, 2018
Kathryn A Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2022

Notary Public
State of Washington
Katheryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Name: _____

Notary Public in and for the State of _____

Residing at: _____,

My appointment expires: _____

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P78175 / 4207-000-001-0002

Lot 1, COOLEY AND KIPP'S ADDITION, according to the plat thereof, recorded in Volume 10 of Plats, page 54, records of Skagit County, Washington;

TOGETHER WITH the North 10 feet of vacated 33rd Street adjoining and abutting thereon as would attach by operation of law;

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 COOLEY & KIPP'S ADDITION:

Recording No: 793106

2. Agreement, including the terms and conditions thereof; entered into;
By: City of Anacortes
And Between: Raymond Jones, et ux, et al
Recorded: March 27, 1970
Auditor's No.: 737329, records of Skagit County, Washington
Providing: For conditions by which a City will provide water and sewer services to said property and other property
3. Public or private easements, if any, over vacated portion of said premises.
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by City of Anacortes.