



201811200003

11/20/2018 10:20 AM Pages: 1 of 2 Fees: \$100.00
Skagit County Auditor

When recorded return to:
Steven Szostak, David L. Craggs and Nicole A. Szostak
503 Hillcrest Drive
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number: A116739

Statutory Warranty Deed

A116739
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Philip Cook and Mary M. Cook, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Nicole A. Szostak, an unmarried person, David L. Craggs, an unmarried person and Steven Szostak, a married person, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn. Tracts 12-13, Hillcrest Add to Anacortes

Tax Parcel Number(s): P57512, 3796-000-013-0007

The East 12 feet of Tract 12, and the West 49 feet of Tract 13, "HILLCREST ADDITION TO ANACORTES," as per plat recorded in Volume 7 of Plats, page 4, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, 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 November 08/2018.

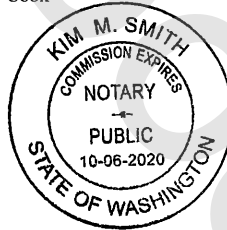
Philip Cook Philip Cook
Mary M. Cook Mary M. Cook

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20185113

NOV 20 2018

Amount Paid \$ 5487.40
Skagit Co. Treasurer
By M.M. Deputy



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Philip Cook and Mary M. Cook, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed his instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 11-8-2018

Kim M. Smith
Printed Name: Kim M. Smith.
Notary Public in and for the State of Washington
Residing at Moult Verno
My appointment expires: 10-6-2020

Exhibit A

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Hillcrest Addition to Anacortes
Recorded: June 18, 1951
Auditor's No.: 462296

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".