

When recorded return to:  
Leslie Oliver Bernard Branch, III  
3807 SUTTON PL  
ANACORTES, WA 98221



**201904180062**

04/18/2019 02:21 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620037267

**CHICAGO TITLE**

020037267

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Clark B. McKee and Julia Lynn Hossack, Trustees of the Louise J. McKee Trust  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Leslie Oliver Bernard Branch, III, an unmarried person

the following described real estate, situated in the County of SKAGIT, State of Washington:  
LOT 4, PLAT OF SUTTON PLACE, AS PER PLAT RECORDED IN VOLUME 16 OF PLATS,  
PAGE 131, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P109400/ 4683-000-004-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20191405  
**APR 18 2019**

Amount Paid \$ 7970.50  
Skagit Co. Treasurer  
By *BT* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 12, 2019

Louise J. McKee Trust

BY: Clark B. McKee, Trustee  
Clark B. McKee  
Trustee

BY: Julia Lynn McKee Hossack, Trustee  
Julia Lynn McKee Hossack  
Trustee



State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Clark B. McKee and Julia Lynn <sup>Hossack</sup> McKee are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Trustees of the Louise J. McKee Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 12, 2019  
Martin E. Lehr  
Name: Martin E. Lehr  
Notary Public in and for the State of WA  
Residing at: La Conner  
My appointment expires: 2-9-23

**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line
Recording Date:	August 17, 1962
Recording No.:	625249
  
2. Reservations and recitals contained in the Deed as set forth below:  

Recording Date:	May 2, 1990
Recording No.:	9005020079
  
3. 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 Plat of Sutton Place:  
  

Recording No:	9609130090
---------------	------------
  
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Port of Anacortes
Purpose:	Avigation / free and unobstructed use and passage of aircraft
Recording Date:	April 24, 1998
Recording No.:	9803240004
  
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
  
6. City, county or local improvement district assessments, if any.
  
7. Assessments, if any, levied by the City of Anacortes.