



201904220091

04/22/2019 03:48 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

When recorded return to:  
William Travis Bradley and Jessica J. Bradley  
7928 207th St SE  
Snohomish, WA 98296

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20191455  
APR 22 2019

Amount Paid \$ 859.40  
Skagit Co. Treasurer  
By *[Signature]* Deputy

CHICAGO TITLE

620037462

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620037462

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy P. McGruder and Janet G. McGruder, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to William Travis Bradley and Jessica J. Bradley, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
Lots 1 through 30, inclusive, Block 13 and Lots 1 through 30, inclusive, Block 14, "CITY OF  
NORTH ANACORTES, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 3 of  
Plats, Page 23 1/2, Records of Skagit County, Washington.

Situated in Skagit County, Washington.

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


Tax Parcel Number(s): P60787 / 3843-014-030-0000, P60786 / 3843-013-030-0002


Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 15, 2019


  
\_\_\_\_\_  
Timothy P. Mcgruder

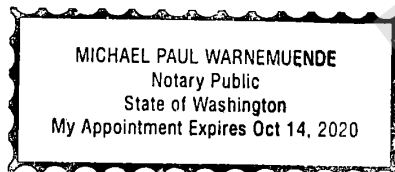
  
\_\_\_\_\_  
Janet G. Mcgruder

State of WASHINGTON  
County of ~~SKAGIT~~ King

I certify that I know or have satisfactory evidence that Timothy P. Mcgruder and Janet G. Mcgruder are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/16/19

  
\_\_\_\_\_  
Name: Michael Paul Warnemuende  
Notary Public in and for the State of WA  
Residing at: King Co.  
My appointment expires: 10/14/20



**EXHIBIT "A"**

Exceptions

1. Easement for ingress, egress, roadway and utilities including the terms, covenants and provisions thereof

Recording Date: August 21, 1991  
Recording No.: 9108210055

Said easement is subject to and together with herein described property.

2. City, county or local improvement district assessments, if any.