

When recorded return to:
Theresa Rebecca Ellen Williams
7484 Mill Avenue
Concrete, WA 98237

201911150124

11/15/2019 01:24 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

GUARDIAN NORTHWEST TITLE CO.

19-3527

Escrow No.: 620040449

STATUTORY WARRANTY DEED

THE GRANTOR(S) Meredith Ready, who acquired title as Meredith J. Salget, an unmarreid woman
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Theresa Rebecca Ellen Williams, an unmarried person

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

Lot 7, Block 2, MILLER ADDITION TO BAKER, according to the plat thereof recorded in Volume 3
of Plats, page 74, records of Skagit County, Washington;

TOGETHER WITH the East 17.5 feet of G Street adjacent thereto as vacated under Ordinance
#302 and recorded under Auditor's File No. 8608190002, records of Skagit County, Washington.
Situated in Skagit County, Washington.

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 5011
NOV 15 2019

Tax Parcel Number(s): P70659 / 4053-002-007-0007

SUBJECT TO: Exhibit "A" hereto attached and made a part hereof.

Amount Paid \$ 2390.20
Skagit Co. Treasurer
By *HTB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 3, 2019

Meredith Ready
Meredith Ready

State of ~~WASHINGTON~~ SD Montana
County of ~~SKAGHT~~ SD Gallatin

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

Dated: 11-13-2019

Suzan Deibert
Name: Suzan Deibert
Notary Public in and for the State of MT
Residing at: Bozeman, MT
My appointment expires: 06-04-2021

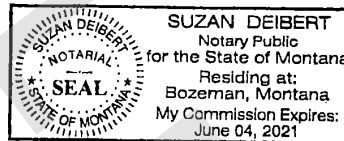


Exhibit "A"

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 named Miller Addition To Baker recorded January 5, 1909 in Volume 3 of Plats at page 74, official public records of Skagit County, Washington.

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".

Easements, if any, for public utilities pipelines or facilities installed in any portion of the vacated street or alley, lying within the Land, together with the right of ingress and egress to repair, maintain, replace and remove the same.

Any private right to use any portion of the vacated street or alley, lying within the Land.

Terms, conditions, reservations and exceptions disclosed by Ordinance No. 302, recorded August 19, 1986 as Auditor's File No. 8608190002.

Regulatory notice/agreement regarding Skagit County Right To Manage Natural Resource Lands that may include covenants, conditions and restrictions affecting the subject property, recorded July 12, 2017 as Auditor's File No. 201707120085.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Municipal assessments, if any, levied by the City of Concrete. This Company suggests that inquiry be made to the City of Concrete for current assessment status.