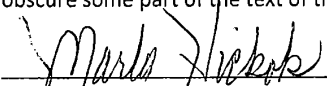


**201911270183**11/27/2019 03:20 PM Pages: 1 of 8 Fees: \$160.50
Skagit County Auditor**Name & Return Address:**Gary McGrath4408 Bryce DriveAnacortes, WA 98221**Washington State Recorder's Cover Sheet** (RCW 65.04) Please print legibly or type information.

Document Title(s)	Statutory Warranty Deed
Grantor(s) Michael W. Smith and Patrick Smith, Trustees of Smith Family Trust dated December 31, 1992, amended February 4, 2003	GUARDIAN NORTHWEST TITLE CO. 19-3300
____ Additional Names on Page ____ of Document	
Grantee(s) Gary McGrath and Joan Adams-McGrath	
____ Additional Names on Page ____ of Document	
Legal Description (Abbreviated: i.e., lot, block & subdivision name or number OR section/township/range and quarter/quarter section)	
Tract 37 Skyline Div 4	
Complete Legal Description on Page ____ of Document	
Auditor's Reference Number(s)	
Assessor's Property Tax Parcel/Account Number(s)	P59252
Non Standard Fee \$50.00 By signing below, you agree to pay the \$50.00 non standard fee. I am requesting an emergency non standard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.  Signature of Party Requesting Non Standard Recording NOTE: Do not sign above or pay additional \$50.00 fee if document meets margin/formatting requirements. The Auditor/Recorder will rely on the information provided on this cover sheet. Staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.	

When recorded return to:

Gary McGrath and Joni McGrath
4408 Bryce Drive
Anacortes, WA 98221

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael W. Smith and Patrick Smith, Trustees of Smith Family Trust dated December 31, 1992, amended February 4, 2003, ,

for and in consideration of **ten dollars and other valuable consideration** *Joan Adams-McGrath.*

in hand paid, conveys, and warrants to Gary McGrath and ~~Joni McGrath~~, husband and wife

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description:
Tract 37, SKYLINE DIV. 4

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 "B" attached hereto

Tax Parcel Number(s): P59252 & 3820-000-037-0009

Dated: November 19, 2019.

Smith Family Trust

By: _____
Michael W. Smith, Trustee

By: *Patrick G. Smith*
Patrick G. Smith, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20195213
NOV 27 2019

Amount Paid \$ 11641.00
Skagit Co. Treasurer
By *BT* Deputy

4 Jr.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3388-KS

Page 1 of 5

When recorded return to:

Gary McGrath and Joni McGrath
4408 Bryce Drive
Anacortes, WA 98221

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael W. Smith and Patrick Smith, Trustees of Smith Family Trust dated December 31, 1992, amended February 4, 2003, ,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Gary McGrath and ~~Joni McGrath~~, husband and wife

~~Joni McGrath~~
Joan Adams - McGrath
the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description:
Tract 37, SKYLINE DIV. 4

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 "B" attached hereto

Tax Parcel Number(s): P59252 & 3820-000-037-0009

Dated: 11/21/19

Smith Family Trust

By: Michael W. Smith
Michael W. Smith, Trustee

By: _____
Patrick G. Smith, Trustee

WELLS
FARGO**All-purpose Acknowledgment California only**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

CALIFORNIAOn 11-21-19 before me, MHER KHUKOYAN NOTARY PUBLIC (here insert name and title of the officer),

personally appeared

MICHAEL W SMITH

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



Notary Seal

WITNESS my hand
and official seal.

Signature

For Bank Purposes Only

Description of Attached Document

Type or Title of Document

STATUTORY WARRANTY DEED

Document Date

11-21-19

Number of Pages

5

Signer(s) Other Than Named Above



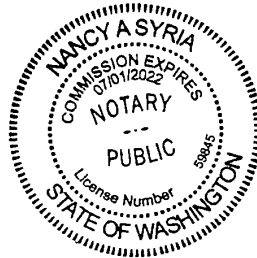
STATE OF WASHINGTON
COUNTY OF *Chelan*

I certify that I know or have satisfactory evidence that *Patrick G. Smith*, Trustee of Smith Family Trust 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 the instrument.

Dated: *19th* day of November, 2019

Nancy A. Syria
Signature

Notary Public
Title



My appointment expires: *7/1/2022*

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 4408 Bryce Drive, Anacortes, WA 98221
Tax Parcel Number(s): P59252 & 3820-000-037-0009

Property Description:

Tract 37, "SKYLINE DIVISION NO. 4", as per plat recorded in Volume 9 of Plats, Pages 61 and 62, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

EXHIBIT B

19-3388-KS

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. 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 Skyline No. 4 recorded November 1, 1968 as Auditor's File No. 719990.

11. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Skyline Associates, a limited partnership, recorded November 22, 1968 as Auditor's File No. 720642.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3388-KS

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Above covenants, conditions and restrictions were amended and recorded June 24, 2005 as Auditor's File No. 200506240110.

12. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded December 9, 1968, as Auditor's File No. 721184.

13. Provision contained in deeds through which title is claimed by other lot owners in said subdivision from Skyline Associates, which may be notice of a general plan, as follows:

"Purchaser agrees and covenants that the above described real estate shall be subject to charges and assessments in conformity with the rules and regulations, Articles of Incorporation and By-Laws of SKYLINE BEACH CLUB, INC., a Washington nonprofit corporation, and purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said nonprofit corporation."

14. Easement, affecting the airspace above subject property for the purpose of unobstructed passage for aircraft including terms and provisions thereof granted to Port of Anacortes recorded January 20, 1972 as Auditor's File No. 763227.

15. Terms and Provisions of the By Laws of Skyline Beach Club as recorded under Auditor's File Nos. 200907280031, 201010250050, 201010180061, 201208220010, 201308290044 and 201812210006.

Bylaws may be subject to unrecorded amendments thereto.