

When recorded return to:

Karl D. Rhoads  
7413 Miller Road  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-803  
Feb 25 2021  
Amount Paid \$4869.00  
Skagit County Treasurer  
By Chelsea Stalcup Deputy

GNW 21-9735

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) George A. Howard, as his separate estate and as surviving spouse of Claire L. Howard, deceased, and Patty R. Donald, Frank D. Rhoads and Karl D. Rhoads as heirs of Claire L. Howard, deceased, ,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Karl D. Rhoads, a single person

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.

INCLUDES THAT CERTAIN MOBILE HOME 1985 SKYLINE 48 x 28 VIN 54910360U

Abbreviated legal description:

Section 5, Township 34 North, Range 2 East - SE SW (aka Lot A SP 17-83)

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): P20023/340205-3-009-0008

Dated: February 23, 2021

Patty R. Donald  
Patty R. DONALD  
Patty  
George A. Howard by Patty R. Donald, Attorney-In-Fact  
George A. Howard by Patty R. Donald, Attorney-In-Fact

Frank D. Rhoads  
Karl D Rhoads  
Karl D. Rhoads

STATE OF WASHINGTON  
COUNTY OF SKAGIT

On this 24 day of February, 2021, before me personally appeared Patty R. Donald to me known to be the individual who executed the foregoing instrument as Attorney In Fact for George A. Howard and acknowledged that she signed the same as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

Given under my hand and official seal of the day and year last above written.

Dated: 24 day of February, 2021

KIM SMITH  
Signature

notary  
Title

My appointment expires: 10-6-2024



Statutory Warranty Deed  
LPB 10-05

Order No.: 21-9735-KS

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Dated: February 23, 2021

George A. Howard by Patty R. Donald, Attorney-In-Fact  
George A. Howard by Patty R. Donald, Attorney-In-Fact

\_\_\_\_\_  
Frank D. Rhoads

Karl D Rhoads  
Karl D. Rhoads

STATE OF WASHINGTON  
COUNTY OF SKAGIT

On this 24 day of February, 2021, before me personally appeared Patty R. Donald to me known to be the individual who executed the foregoing instrument as Attorney In Fact for George A. Howard and acknowledged that she signed the same as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

Given under my hand and official seal of the day and year last above written.

Dated: 24 day of February, 2021

Kim Smith  
Signature

Notary  
Title

My appointment expires: 10-6-2024



Statutory Warranty Deed  
LPB 10-05

Order No.: 21-9735-KS

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Dated: February 23, 2021

George A. Howard by Patty R. Donald, Attorney-In-Fact

Frank D. Rhoads

Karl D. Rhoads

STATE OF WASHINGTON  
COUNTY OF SKAGIT

On this \_\_\_\_\_ day of February, 2021, before me personally appeared Patty R. Donald to me known to be the individual who executed the foregoing instrument as Attorney In Fact for George A. Howard and acknowledged that she signed the same as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

Given under my hand and official seal of the day and year last above written.

Dated: \_\_\_\_\_ day of February, 2021

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

My appointment expires:

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-9735-KS

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STATE OF WASHINGTON - CALIFORNIA  
COUNTY OF SKAGIT, Placer

I certify that I know or have satisfactory evidence that Frank D. Rhoads 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 this instrument.

Given under my hand and official seal of the day and year last above written.

Dated: 23 day of February, 2021

Amy Jean Ward  
Signature

Notary public  
Title

My appointment expires: 07/30/2021



STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Karl D. Rhoads 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 this instrument.

Given under my hand and official seal of the day and year last above written.

Dated: \_\_\_\_ day of February, 2021

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

My appointment expires:

**EXHIBIT A**

Statutory Warranty Deed  
LPB 10-05

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Frank D. Rhoads 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 this instrument.

Given under my hand and official seal of the day and year last above written.

Dated: \_\_\_\_ day of February, 2021

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

My appointment expires:

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Karl D. Rhoads 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 this instrument.

Given under my hand and official seal of the day and year last above written.

Dated: 24 day of February, 2021

Kim Smith  
Signature

Notary  
Title

My appointment expires: 10-6-2021



**EXHIBIT A**

Statutory Warranty Deed  
LPB 10-05

LEGAL DESCRIPTION

Property Address: 7413 Miller Road, Anacortes, WA 98221  
Tax Parcel Number(s): P20023/ 340205-3-009-0008

Property Description:

Lot A, SKAGIT COUNTY SHORT PLAT NO. 17-83, as approved June 16, 1983, and recorded June 17, 1983, in Volume 6 of Short Plats, page 69, under Auditor's File No. 8306170001, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Southwest Quarter of Section 5, Township 34 North, Range 2 East of the Willamette Meridian.

Situated in Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-9735-KS

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**EXHIBIT B**

21-9735-KS

1. 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 SHORT PLAT NO. 17-83 recorded June 17, 1983 as Auditor's File No. 8306170001.

2. The records of title to subject premises disclose no MANUFACTURED HOME TITLE ELIMINATION APPLICATION (Form TD § 420-729) for any mobile home which may be situated upon the premises. In the absence of such a recorded application, a mobile or manufactured home is personal property, not real property and therefore, insurance of title to and location of any mobile home, manufactured home or other movable dwelling which may be located on the subject premises will be expressly excluded from the coverage afforded by the policy/policies to issue.

For your information, in accordance with RCW 65.20, there are fees for processing of MANUFACTURED HOME TITLE ELIMINATION APPLICATION payable to the Department of Licensing. County fees and recording fees for filing the completed application are separate matters.

3. Rights of heirs and creditors and lien of succession taxes in the Estate of Claire Howard, deceased. This company should be further advised.