



201105170123  
Skagit County Auditor

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**RETURN DOCUMENT TO:**

Service Link  
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Aliquippa, PA 15001

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<b>DOCUMENT TITLE(S):</b> <p style="text-align: center;"><b>WARRANTY DEED</b></p>
<b>AUDITOR FILE NUMBER &amp; VOL. &amp; PG. NUMBERS OF DOCUMENT(S) BEING ASSIGNED OR RELEASED:</b>  Additional reference numbers can be found on page _____ of document.
<b>GRANTOR(S):</b> <p style="text-align: center;"><b>MATTHEW G COLEMAN AND JESSICA FAYE COLEMAN</b></p> Additional grantor(s) can be found on page _____ of document.
<b>GRANTEE(S):</b> <p style="text-align: center;"><b>MATTHEW G COLEMAN AND JESSICA FAYE</b></p> Additional grantee(s) can be found on page _____ of document.
<b>ABBREVIATED LEGAL DESCRIPTION:</b> (Lot, block, plat name OR; qtr/qtr, section, township and range OR; unit, building and condo name.) <p style="text-align: center;"><b>EAST 1/2 LOT OF LOT 13 AND ALL OF LOTS 14 AND 15, BLOCK 236 MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WA</b></p> <p style="text-align: center;"><i>Vol. 02 of plats, pg 4, records of Skagit County, Washington.</i></p> Additional legal(s) can be found on page _____ of document.
<b>ASSESSOR'S 16-DIGIT PARCEL NUMBER:</b> <p style="text-align: center;"><b>P56355</b></p> Additional numbers can be found on page _____ of document.

The Auditor/Recorder will rely on the information provided on this form. The responsibility for the accuracy of the indexing information is that of the document preparer.

**This document prepared by:**

Name: Jeanine Randolph  
Firm/Company: ServiceLink

Return To: MATTHEW G. COLEMAN  
Address: 2318 14TH ST  
City, State, Zip: ANACORTES, WA 98221-2053

1915925

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**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **MATTHEW G. COLEMAN and JESSICA FAYE COLEMAN husband and wife who acquired title as MATTHEW G. COLEMAN an unmarried man**, hereinafter referred to as "Grantor", does hereby grant, convey and warrant unto **MATTHEW G. COLEMAN and JESSICA FAYE COLEMAN, husband and wife as joint tenants** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of SKAGIT, State of Washington, to-wit:

For Legal Description see exhibit "A" attached hereto and made a part hereof

Assessor's Property Tax Parcel/Account Number: P56355

Prior instrument reference: Book \_\_\_\_\_, Page \_\_\_\_\_, Document No. \_\_\_\_\_, of the Recorder of SKAGIT County, Washington.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.



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SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

#1465

MAY 17 2011

Amount Paid \$0  
Skagit Co. Treasurer  
By *[Signature]* Deputy

The property herein conveyed  is not a part of the homestead of Grantor, or  is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor(s) hand(s) this the 23 day of July, 2009.

Matthew G. Coleman  
MATTHEW G. COLEMAN

Jessica Faye Coleman  
JESSICA FAYE COLEMAN JESSICA FAYE  
COLEMAN

STATE OF Washington  
COUNTY OF Skagit

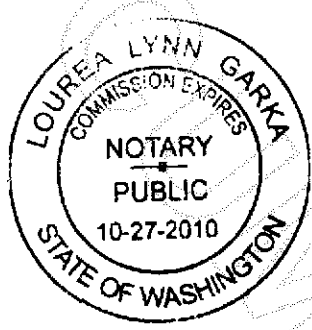
On this day personally appeared before me MATTHEW G. COLEMAN AND JESSICA FAYE,  
to me known to be the individual(s) described in and who executed the within and foregoing instrument,  
and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for  
the uses and purposes therein mentioned.

Given under my hand and seal of office this 23 day of July, 2009.

Notary Public residing at Arlington

Printed Name: Lourea Lynn Garka

My Commission Expires: 10/27/2010



All that certain parcel of land situated in the County of Skagit, State of Washington, being known as the east 1/2 of Lot 13 and all of lots 14 and 15, Block 236, "Map of the City of Anacortes, Skagit County, Washington," as per plat recorded in volume 2 of plats, page 4, records of Skagit County, Washington. Being the same property as described in Deed Instrument No. 200611290298, Dated 11/22/2006, Recorded 11/29/2006, Skagit County Records.

Tax ID: P56355



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