

When recorded return to:
Mr. and Mrs. Timothy W. Cornelius and Lisa Scherer
2407 Washington Court
Anacortes, WA 98221



201304190028
Skagit County Auditor

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 144571-SAE

4/19/2013 Page 1 of 2 9:19AM

Grantor: The Barbara B. Saporito Trust and Steven W. Phillips
Grantee: Timothy W. Cornelius and Lisa S. Scherer
Tax Parcel Number(s): P117668/4771-000-007-0000
Abbreviated Legal: Lot 7, Sunset Cove Estates

LAND TITLE OF SKAGIT COUNTY

144571-SAE

Statutory Warranty Deed

THE GRANTOR(S) BARBARA B. SAPORITO, TRUSTEE OF THE BARBARA B. SAPORITO TRUST DATED SEPTEMBER 11, 1998 AND STEVEN W. PHILLIPS, AN UNMARRIED INDIVIDUAL AS HIS SEPARATE PROPERTY for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to TIMOTHY W. CORNELIUS AND LISA S. SCHERER, HUSBAND AND WIFE GRANTEE(S) the following described real estate, situated in the County of Skagit, State of Washington

Lot 7, "PLAT OF SUNSET COVE ESTATES," as per plat recorded on November 29, 2000, under Auditor's File No. 200011290070, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 144571-SAE.

Dated April 10, 2013

The Barbara B. Saporito Trust

Barbara B. Saporito

By: Barbara B. Saporito, Trustee

*Steven W. Phillips
by Barbara B. Saporito
his attorney at fact*

Steven W. Phillips

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

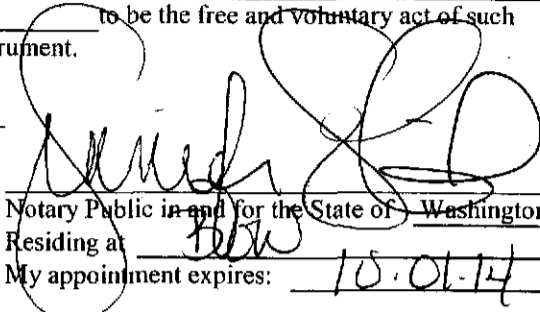
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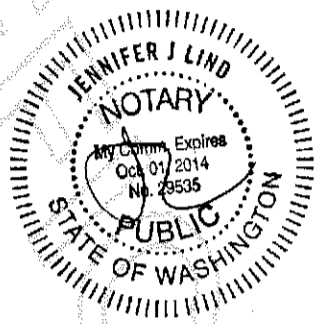
Amount Paid \$ 12,927.50
Skagit Co. Treasurer
By *MAM* Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Barbara B. Saporito
signed this instrument, on oath stated that She is
authorized to execute the instrument and acknowledged it as the Trustee
of The Barbara B. Saporito Trust to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: 4-12-13

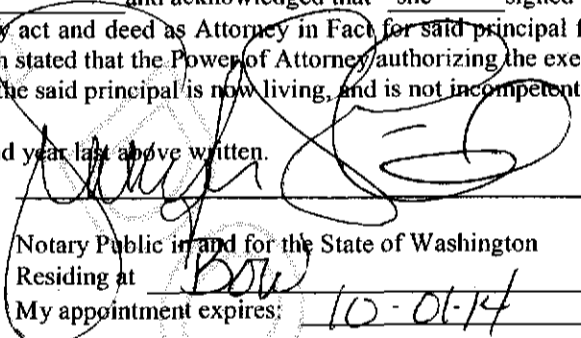

Notary Public in and for the State of Washington
Residing at BSW
My appointment expires: 10-01-14

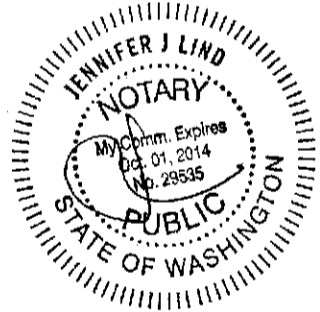


STATE OF Washington }
COUNTY OF Skagit } SS:

On this 12th day of April 2013 before me personally appeared _____
Barbara B. Saporito, to me known to be the individual described in and
who executed the foregoing instrument _____ as Attorney in Fact for
Steven W. Phillips and acknowledged that she signed and
sealed the same as his 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 the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.
(Seal)


Notary Public in and for the State of Washington
Residing at BSW
My appointment expires: 10-01-14



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