



201306120052

Skagit County Auditor \$74.00
6/12/2013 Page 1 of 3 10:45AM

When recorded return to:
Limber Living Trust
11019 N Nine Mile Road
Nine Mile Falls, WA 99026

Recorded at the request of:
Guardian Northwest Title
File Number: A105979

Statutory Warranty Deed

A105979
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Joseph Shen, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Wayne S Limber and Frances J Limber, Trustees of the Limber Living Trust, dated July 10, 2000 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

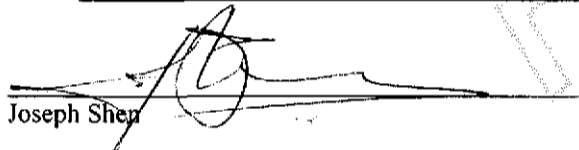
Ptn. of DAVIS' FIRST ADDITION TO THE CITY OF ANACORTES

For Full Legal See Attached Exhibit "A"

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): P121906, 3785-006-003-0100

Dated 6/06/2013


Joseph Shen


SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20132191

JUN 12 2013

Amount Paid \$ 895.⁰⁰

Skagit Co. Treasurer

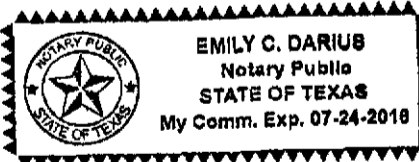
By  Deputy

STATE OF Texas }
COUNTY OF TRANS } SS:

I certify that I know or have satisfactory evidence that Joseph Shen, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: June 7, 2013





Printed Name: Emily C DARIUS
Notary Public in and for the State of TEXAS
Residing at 3525 FAR WEST BVD AUSTIN, TX
My appointment expires: 07/24/2016

EXHIBIT A

Parcel "A":

The West ½ of "F" Avenue, as vacated under Ordinance No. 2326 and recorded October 24, 1994, under Auditor's File No. 9410240089, abutting Lot 1, Block 6, "DAVIS' FIRST ADDITION TO THE CITY OF ANACORTES", as per plat recorded in Volume 3 of Plats, page 49, records of Skagit County, Washington.

Parcel "B":

The East ½ of "F" Avenue, as vacated under Ordinance No. 2326 and recorded October 24, 1994, under Auditor's File No. 9410240089, abutting Lot 10, Block 3, "DAVIS' FIRST ADDITION TO THE CITY OF ANACORTES", as per plat recorded in Volume 3 of Plats, page 49, records of Skagit County, Washington.

EXCEPT the Easterly 5 feet thereof as delineated on Survey recorded under Skagit County Auditor's File No. 200407260004.



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EXHIBIT "B"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes, a municipal corporation
Recorded: November 15, 1961
Auditor's No. 614527
Purpose: Construct, maintain, etc., an underground truck and/or lateral sewers, etc., with full right of ingress and egress to perform any and all work incident to the above named purposes
Area Affected: North 8 feet of the subject property

B. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Survey
Recorded: July 26, 2004
Auditor's No.: 200407260004

C. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Davis' First Addition to the City of Anacortes
Recorded: March 26, 1906
Auditor's No.: 56280



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