



201306210119

AFTER RECORDING MAIL TO:

Russell W. Wood and Andrea K. Wood
20612 59th Drive NE
Arlington, WA 98223

Skagit County Auditor \$73.00
6/21/2013 Page 1 of 2 2:03PM

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED

A104840-1

File No: 4243-2032788 (DJ)

Date: June 18, 2013

Grantor(s): Michael D. Arndt and Barbara J. Arndt
Grantee(s): Russell W. Wood and Andrea K. Wood
Abbreviated Legal: Lots 13 and 14, Block 291 Potter's to Fidalgo City
Additional Legal on page:
Assessor's Tax Parcel No(s): P108730

THE GRANTOR(S) Michael D. Arndt and Barbara J. Arndt, husband and wife for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Russell W. Wood and Andrea K. Wood, husband and wife**, the following described real estate, situated in the County of **SKAGIT**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of SKAGIT, State of Washington, described as follows:

Lot 13 and 14, Block 291, "JULIUS S. POTTER'S PLAT OF FIDALGO CITY, WASH.", as per plat recorded in Volume 2 of Plats, page 77, records of Skagit County, Washington.

TOGETHER WITH that portion of Grand Avenue and the alley vacated April 5, 1948, under Commissioner's File No. 7592 as would attach to said Lots 13 and 14 by operation of law.

ALSO that portion of Livingston Avenue and Boyer Street acquired June 9, 1993, under Skagit County Cause No. 93-2-00356-3, as would attach by operation of law.

EXCEPT any portion of said premises lying within a 50 foot road also known as Yokeko Drive conveyed to Skagit County by Deed dated June 16, 1947, recorded January 12, 1948, under Auditor's File No. 413257, records of Skagit County, Washington.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 2390

JUN 21 2013

Amount Paid \$ 5331.65
Skagit Co. Treasurer
By *flc* Deputy

APN: P108730

Statutory Warranty Deed
- continued

File No.: 4243-2032788 (DJ)

Subject To: 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.

Michael D. Arndt
Michael D. Arndt

Barbara J. Arndt
Barbara J. Arndt

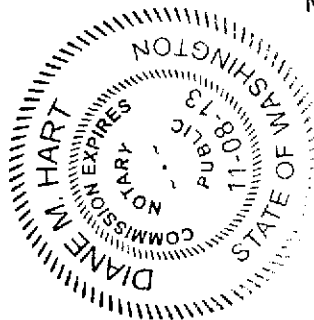
STATE OF Washington)
COUNTY OF ~~SKAGIT~~ Snohomish)-SS

I certify that I know or have satisfactory evidence that **Michael D. Arndt and Barbara J. Arndt**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/19/13 Diane R. Hart

Notary Public in and for the State of Washington

Residing at: Everett
My appointment expires:



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