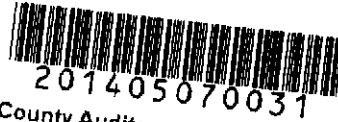


**When recorded return to:**

Mr. and Mrs. Philip W. Tribuzio  
1108 Longview Avenue  
Anacortes, WA 98221



Skagit County Auditor  
5/7/2014 Page

1 of

2 \$73.00  
1:04PM

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 148728-OAE ✓

**Grantor: George F. Flippo and Joan V. Flippo**  
**Grantee: Philip W. Tribuzio and Cathy A. Tribuzio**  
**Tax Parcel Number(s): P57864/3802-002-020-0006**  
**Abbreviated Legal: Ptn Lots 16-18, Blk 2, King's 1st Add. To Anac.**

(LAND TITLE OF SKAGIT COUNTY)

**Statutory Warranty Deed**

**THE GRANTOR(S) GEORGE F. FLIPPO AND JOAN V. FLIPPO, HUSBAND AND WIFE** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **PHILIP W. TRIBUZIO AND CATHY A. TRIBUZIO, HUSBAND AND WIFE GRANTEE(S)** the following described real estate, situated in the County of **Skagit**, State of **Washington**

That portion of Lots 16 through 18, Block 2, "KING'S FIRST ADDITION TO THE CITY OF ANACORTES, WASH.," as per plat recorded in Volume 1 of Plats, page 42, records of Skagit County, Washington, more particularly described as follows:

Beginning at the Southwest corner of Lot 16 of said Block 2;  
thence South 88°20'25" East along the South line of said lots a distance of 70.04 feet;  
thence North 2°11'58" East a distance of 64.99 feet;  
thence South 88°21'14" East a distance of 6.00 feet;  
thence North 2°12'03" East a distance of 39.07 feet to the North line of said lots;  
thence North 88°23'01" West along said North line a distance of 76.02 feet to the Northwest corner of said Lot 16;  
thence South 2°12'32" West along the West line of said Lot 2 a distance of 104.02 feet to the point of beginning.

TOGETHER WITH that portion of the vacated alley pursuant to Ordinance No. 1450 which would attach by operation of law.

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. 148728-OAE.

Dated **May 5, 2014**

George F. Flippo

Joan V. Flippo

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**  
20141538  
MAY 07 2014

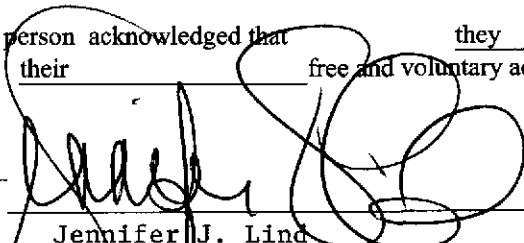
Amount Paid \$ 4455.<sup>00</sup>  
Skagit Co. Treasurer  
By *MAM* Deputy

STATE OF Washington )  
COUNTY OF Skagit ) SS:

I certify that I know or have satisfactory evidence that **George F. Flippo and Joan V. Flippo**

the person who appeared before me, and said person acknowledged that they  
signed this instrument and acknowledge it to be their free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: 5-16-14

  
\_\_\_\_\_  
Jennifer J. Lind  
Notary Public in and for the State of Washington  
Residing at Bow  
My appointment expires: 10/01/2014

