



201412160064

WHEN RECORDED RETURN TO:

Skagit County Auditor
12/18/2014 Page

\$76.00
1 of 5 2:12PM

Guardian Northwest Title
3202 Commercial Avenue
Anacortes, WA 98221

DOCUMENT TITLE(S):
Special Warranty Deed (Not Statutory)

GUARDIAN NORTHWEST TITLE CO.

A108450-1

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTORS:

Monica P. Opper, Personal Representative of the Estates of Edward H. Pranger and Mary H. Pranger, deceased

GRANTEES:

Curt W. Opper and Monica P. Opper, husband and wife

ABBREVIATED LEGAL DESCRIPTION:

Lot 13, 14 and 15, Block 110, City of Anacortes, according to the Plat thereof filed in Volume 2 of Plats at Page(s) 4, records of Skagit County, Washington.

TAX PARCEL NUMBER(S):

P55696, 3772-110-015-0000

When recorded return to:
Curt W. Oppel and Monica P. Oppel
1414 7th Street
Anacortes, WA 98221

Order No. A108450

SPECIAL WARRANTY DEED
(Not Statutory)

THE GRANTOR(S) **Monica P. Oppel, Personal Representative of the Estates of Edward H. Pranger and Mary H. Pranger, deceased** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, bargains, sells, and conveys to **Curt W. Oppel and Monica P. Oppel, husband and wife** the following described estate, situated in the County of Skagit , State of Washington:

Abbreviated Legal:

Lots 13, 14 and 15, Block 110, Anacortes

Complete legal description attached hereto as Exhibit "A" and made a part hereof.

Tax Parcel Number(s): **P55696, 3772-110-015-0000**

"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."

Dated: 12/10/2014

Estate of Edward H. Pranger

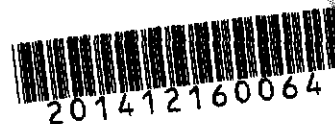
Monica P. Oppel
By: Monica P. Oppel, Personal Representative

Estate of Mary T. Pranger

Monica P. Oppel
By: Monica P. Oppel, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20144770
DEC 16 2014

Amount Paid \$ 6,235.⁰⁰
Skagit Co. Treasurer
By *man* Deputy



Order No:

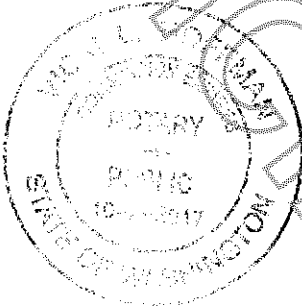
STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Monica P. Oppel is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Personal Representatives of the Estates of Edward H. Pranger and Mary T. Pranger, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12-15-14

Vicki L. Hoffman

Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Coupeville, WA
My appointment expires: 10/08/2017



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EXHIBIT A

Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows.

Lots 13, 14 and 15, Block 110, "CITY OF ANACORTES", according to the plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.



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EXHIBIT B

EXCEPTIONS:

A. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded:	January 21, 1981
Auditor's No.:	8101210001
Purpose:	Installation and maintenance of sewer line
Area Affected:	Sewer line serving the subject property

UNOFFICIAL DOCUMENT



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