

When recorded return to:
Kimberly Good Rubenstein
513 Rainier Street
La Conner, WA 98257

Recorded at the request of:
Guardian Northwest Title
File Number: A108712



Skagit County Auditor
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4:02PM

Statutory Warranty Deed

A108712
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS David C. Tracey and Cynthia S. Tracey, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kimberly Good Rubenstein, a single woman the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lots 6, 7 & Ptn. of 8, Block K, Map of LaConner

Tax Parcel Number(s): P74004, 4123-011-009-0002

Lots 6, 7 and 8, EXCEPT the South 7.03 feet of Lot 8, Block K, "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", as per plat recorded in Volume 2 of Plats, Page 49, records of Skagit County, Washington, TOGETHER WITH that portion of the vacated alley adjacent thereto, which upon vacation reverted to said premises by operation of law.

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 "A" attached hereto

Dated 2/05/2015

[Signature]
David C. Tracey

[Signature]
Cynthia S. Tracey

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015515
FEB 20 2015

STATE OF Washington
COUNTY OF Skagit } SS:

Amount Paid \$ *7,018.20*
Skagit Co. Treasurer
By *[Signature]* Deputy

I certify that I know or have satisfactory evidence that David C. Tracey and Cynthia S. Tracey, the persons who appeared before me, and said person(s) 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.

Date: 2-20-15

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

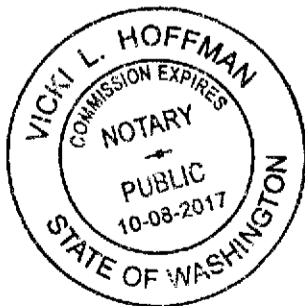


EXHIBIT A

EXCEPTIONS:

A. Reservation of a 5 foot water line in the vacated streets and alleys, as reserved by the Town of LaConner, in Ordinance No. 336, recorded under Auditor's File No. 708585.

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Survey
Recorded: December 6, 2001
Auditor's No.: 200112060092

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: David C. and Cynthia S. Tracy, husband and wife
Recorded: August 13, 2003
Auditor's No. 200308130113
Purpose: Water line

This document corrects and replaces the Easement for Water Line recorded on August 1, 2003 under Skagit County Auditor's File No. 200308010170.



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Skagit County Auditor

\$73.00

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