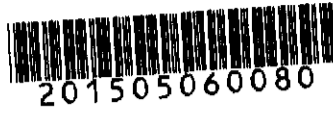


When recorded return to:
Eric J. Sturgeon and Jessica M. Sturgeon
3007 Oakes Avenue
Anacortes, WA 98221



Skagit County Auditor
5/6/2015 Page 1 of 2 3:30PM \$73.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620023219

CHICAGO TITLE
620023219

STATUTORY WARRANTY DEED

THE GRANTOR(S) Clara Bernhardt, Sole Trustee of the Revocable Living Trust Agreement of Harvey Bernhardt and Clara Bernhardt, dated August 21, 1991

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Jessica M. Sturgeon and Eric J. Sturgeon, wife and John P. Pope and Michele E. Pope, husband and wife *mg* and husband

the following described real estate, situated in the County of Skagit, State of Washington:

The West 20 feet of Lot 3, all of Lot 4 and the East 20 feet of Lot 5, Block 502, NORTHERN PACIFIC ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington.

Situated in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P58402/ 3809-502-005-0015

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620023219, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: May 5, 2015

The Revocable Living Trust Agreement of Harvey Bernhardt and Clara Bernhardt, dated August 21, 1991

BY: *Clara Bernhardt*
Clara Bernhardt, Sole Trustee

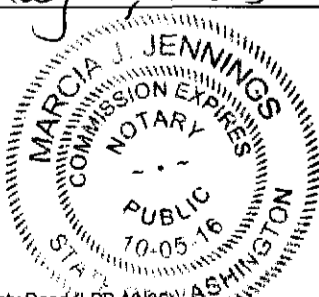
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20151572
MAY 06 2015

State of Washington
County of Skagit

Amount Paid \$5,256.⁰⁰
Skagit Co. Treasurer
By *mbm* Deputy

I certify that I know or have satisfactory evidence that Clara Bernhardt is/are the person(s) who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Sole Trustee of the Revocable Living Trust Agreement of Harvey Bernhardt and Clara Bernhardt to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument

Dated: May 5, 2015



Marcia Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley
My appointment expires: 10/5/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Assessments, if any, levied by City of Anacortes.
2. City, county or local improvement district assessments, if any.
3. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.