



201506300175

Skagit County Auditor
6/30/2015 Page 1 of 3 3:41PM \$74.00

When recorded return to:
Leonard Johnson and Magdalen Baldassano
916 35th Street
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A109389

Statutory Warranty Deed

A109389-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Joseph L. Andrews and Jennifer B. Andrews, who acquired title as Joe L. Andrews and Jenny B. Andrews, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Leonard Johnson and Magdalen Baldassano, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lots 13 and 14, Block 7, Beale's Maple Grove Add. to Anacortes

Tax Parcel Number(s): P56615, 3775-007-014-0006

Lots 13 and 14, Block 7, BEALE'S MAPLE GROVE ADDITION TO THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 19, records of Skagit County, Washington.

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 6/25/2015

Joseph L. Andrews *Jennifer B. Andrews*

Joseph L. Andrews Jennifer B. Andrews

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20152493

JUN 30 2015

Amount Paid \$ 3013²⁰
Skagit Co. Treasurer

STATE OF _____ }
COUNTY OF _____ } By *JA* Deputy

SS: Attached

I certify that I know or have satisfactory evidence that Joseph L. Andrews and Jennifer B. Andrews, 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: _____

Printed Name: _____
Notary Public in and for the State of _____
Residing at _____
My appointment expires: _____

EXHIBIT A

EXCEPTIONS:

ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:	Beale's Maple-Grove Addition to the City of Anacortes
Recorded:	December 30, 1890
Auditor's No.:	Volume 2 of Plats, Page 19

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On 01/29/2015 before me, Brittney Bouffard, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Joseph Andrews and Jennifer
Name(s) of Signer(s)

Andrews

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Brittney Bouffard
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____