

When recorded return to:
Luke A. Walker and Diana C. Walker
619 35th Street
Anacortes, WA 98221



201510160113

Skagit County Auditor \$74.00
10/16/2015 Page 1 of 2 4:17PM

Recorded at the request of:
Guardian Northwest Title
File Number: A108929

Statutory Warranty Deed

THE GRANTOR R & B Skagit Properties LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Luke Walker and Diana Walker, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal:

Lots 8 – 10, Block 20, Beale's Maple – Grove Add to Anacortes, TGW ptn. vacated street

Tax Parcel Number(s): P56700, 3775-020-010-0003

Lots 8, 9 and 10, Block 20, Beale's Maple – Grove Addition to the City of Anacortes, as per plat recorded in Volume 2 of Plats, page 19, records of Skagit County, Washington.

TOGETHER WITH the Easterly 5 feet of "S" Avenue, which upon vacation attached to said premises by operation of law.

Situate in County of Skagit, State of 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 per Exhibit "A" attached hereto

Dated 10/07/2015

R & B Skagit Properties, LLC

Robert McElroy
By: Robert McElroy, Managing Member

Rita Yribar
By: Rita Yribar, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015-4257
OCT 16 2015

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 4,588.50
Skagit Co. Treasurer
By *Mlm* Deputy

I certify that I know or have satisfactory evidence that Robert McElroy and Rita Yribar are the persons who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Managing Member and Member of R & B Skagit Properties, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10-14-15

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

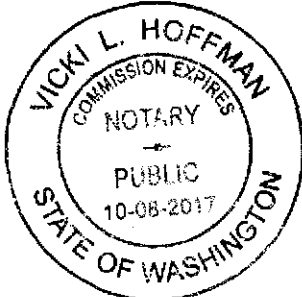


EXHIBIT A

EXCEPTIONS:

A. 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: October 30, 1890
Auditor's No.: Volume 2 of Plats, page 19

B. Private rights of access and utilities, if any, over vacated streets lying within the subject property.

C. 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: Record of Survey
Recorded: May 24, 1995
Auditor's No.: 9505240055

D. 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: Record of Survey
Recorded: July 24, 1996
Auditor's No.: 9607240002