

When recorded return to:
Gustaaf A. Heubel and Marcela L. Heubel-Suarez
2006 J Avenue
Anacortes, WA 98221



Skagit County Auditor \$74.00
2/29/2016 Page 1 of 2 3:40PM

Recorded at the request of:
Guardian Northwest Title
File Number: A110747

Statutory Warranty Deed

A110747

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Clint Kidder, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gustaaf A. Heubel and Marcela L. Heubel-Suarez, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lots 3 And 4, Block 6, Hensler's Second Addn.

Tax Parcel Number(s): P57469, 3795-006-004-0006

Lots 3 and 4, Block 6, "HENSLER'S SECOND ADDITION TO ANACORTES", as per plat recorded in Volume 3 of Plats, page 55, 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 2/09/2016

Clint Kidder

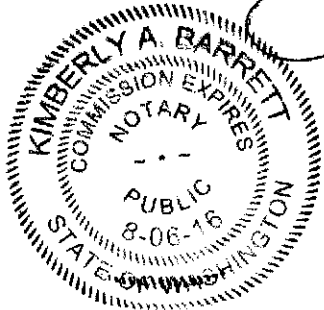
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016630
FEB 29 2016

Amount Paid \$ 4,259.²⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Clint Kidder, the persons who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 2/26/2016



Printed Name: Kimberly A Barrett
Notary Public in and for the State of Washington
Residing at Oak Harbor
My appointment expires: aug 6, 2016

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: Hensler's Second Addition to Anacortes
Recorded: November 8, 1906
Auditor's No.: 59510

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes, a municipal corporation
And: Gustaaf A. and Brooke A. Heubel
Dated: December 13, 2004
Recorded: January 10, 2005
Auditor's No.: 200501100125
Regarding: Encroachment Agreement