

**When recorded return to:**  
Heather MacPhail, Joel Semanko, Andrea Semanko  
2307 Sundown Ct  
Anacortes, WA 98221



201606010084

Skagit County Auditor \$74.00  
6/1/2016 Page 1 of 2 3:22PM

Filed for Record at Request of  
Land Title & Escrow  
Escrow Number: 155264-OAE

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**Grantor: Manfred Schmiedel**  
**Grantee: Heather MacPhail, Joel Semanko and Andrea Semanko**  
**Tax Parcel Number(s): P60305/3831-000-069-0007**  
**Abbreviated Legal: Unit 69, Skyline #18, A Condo, AF #745027**

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Land Title and Escrow

## Statutory Warranty Deed

THE GRANTOR(S) Manfred Schmiedel, an unmarried individual for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Heather MacPhail, an unmarried individual and Joel Semanko and Andrea Semanko, husband and wife, as Joint Tenants with Rights of Survivorship, and not as community property or as tenants in common GRANTEE(S) the following described real estate, situated in the County of Skagit, State of Washington

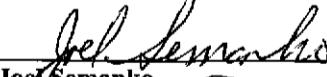

Unit 69, "SKYLINE NO. 18, A CONDOMINIUM," also known as Skyline Marine Condominium, Second Addition (Division No. 18), as per Declaration thereof recorded October 26, 1970, under Auditor's File No. 745027, and as delineated on Survey Map and Plans thereof recorded in Volume 9 of Plats, pages 110 and 111, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 155264-OAE.

THE GRANTEES, BY SIGNING THE ACCEPTANCE BELOW, EVIDENCE THEIR INTENTION TO ACQUIRE SAID PREMISES AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, AND NOT AS COMMUNITY PROPERTY OR AS TENANTS IN COMMON.


ACCEPTED AND APPROVED:


  
\_\_\_\_\_  
Joel Semanko  
  
\_\_\_\_\_  
Andrea Semanko

  
\_\_\_\_\_  
Heather MacPhail

Dated May 25, 2016

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20162213  
JUN 01 2016

Amount Paid \$ 1874.<sup>00</sup>  
Skagit Co. Treasurer  
By  Deputy


  
Manfred Schmiedel

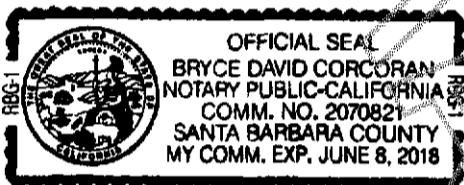
STATE OF CALIFORNIA }  
COUNTY OF Santa Barbara } SS:

I certify that I know or have satisfactory evidence that **Manfred Schmiedel**

is the person who appeared before me, and said person 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.

Dated: May 27th, 2016





Notary Public in and for the State of California  
Residing at 736 State St, Santa Barbara, CA  
My appointment expires: 6/8/2018