



201606150097

When recorded return to:  
Lonnie Allison and Teresa Allison  
P.O. Box 1994  
Anacortes, WA 98221

Skagit County Auditor \$76.00  
6/15/2016 Page 1 of 4 3:18PM

Recorded at the request of:  
Guardian Northwest Title  
File Number: A109304

### Statutory Warranty Deed

A109304  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Mark Linnemann, a married man as his separate estate, as to an undivided 50% interest and Jaime Diamond and William McWatters, a married couple, as to an undivided 50% interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lonnie Allison and Teresa Allison, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Wood's Plat of North Anacortes, Blocks 11, 12 and Ptn. 14

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P60871, 3846-014-000-0003

Dated 6/06/2016

Mark Linnemann

Jaime Diamond

William McWatters

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2016 2455  
JUN 15 2016

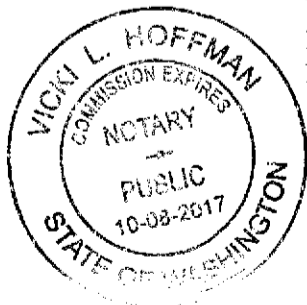
STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 3120.<sup>00</sup>  
Skagit Co. Treasurer  
By Deputy

I certify that I know or have satisfactory evidence that Mark Linnemann, the person 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: 6-9-16

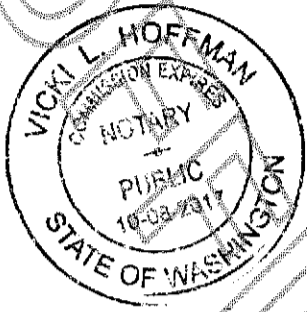
Printed Name: Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Coupeville, WA  
My appointment expires: 10/08/2017



STATE OF Washington }  
COUNTY OF Skagit } SS:

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

Date: 6-10-16

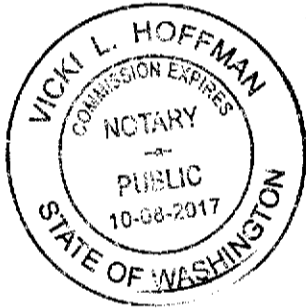


Vicki L. Hoffman  
Printed Name: Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Coupeville, WA  
My appointment expires: 10/08/2017

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that William McWatters, the person 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: 6-9-16



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

## EXHIBIT A

The combined total of the following described Parcels "X" and "Y", EXCEPT the North 10 acres thereof, the South line of said North 10 acres being measured parallel with the South line of the following described Parcel "X":

PARCEL "X":

Blocks 11, 12, 14, 15 and 16 of "WOOD'S PLAT OF NORTH ANACORTES", as per plat recorded in Volume 2 of Plats, page 37, records of Skagit County, Washington, TOGETHER WITH those vacated portions of Montesano, Dayton, Colfax and Snohomish Streets and Seattle and Tacoma Avenues that have reverted thereto by operation of law, EXCEPT county road rights-of-way.

PARCEL "Y":

The South 7 feet of the following described tract, as measured parallel with the South line of the following described tract:

Blocks 18 and 20 of "WOOD'S PLAT OF NORTH ANACORTES", as per plat recorded in Volume 2 of Plats, page 37, records of Skagit County, Washington, TOGETHER WITH those vacated portions of Centralia and Snohomish Streets and Seattle and Tacoma Avenues that have reverted thereto by operation of law, EXCEPT county road rights-of-way.

**EXHIBIT B**

**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: Wood's Plat of North Anacortes, Situated on Guemes Island, Wash.  
Recorded: February 22, 1890  
Auditor's No.: Volume 2 of Plats, page 37

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

C. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Titan Properties, Inc., a Washington Corporation  
Recorded: May 14, 1963  
Auditor's No.: 635858  
As Follows: The sellers herein reserve unto themselves, its successors, and assigns forever all oil, gases, coal, ores, minerals and fossils, of every kind and description, which may be in or upon the said land herein described.

D. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded December 13, 2005 under Auditor's File No. 200512130159.

E. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: December 21, 2005  
Auditor's No.: 200512210006

F. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: December 21, 2005  
Auditor's No.: 200512210023