



201608020085

When recorded return to:
Vincent J. Rhyne
415 Spring Lane
Sedro-Woolley, WA 98284

Skagit County Auditor \$74.00
8/2/2016 Page 1 of 2 3:14PM

Filed for Record at Request of
Land Title & Escrow
Escrow Number: 155044-OAE ✓

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 3339
AUG 02 2016

Amount Paid \$ 2673²²
Skagit Co. Treasurer
By *mnm* Deputy

Grantor: Martin Elber and Lois Lynn Elber
Grantee: Vincent J. Rhyne and Sonia R. Rhyne
Tax Parcel Number(s): P73122/4101-102-014-0016
Abbreviated Legal: Lots 1 To 4 & 11 To 14, Blk 102, Fidalgo City, TGW Vac. Sts & Alley.

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR(S) Martin Elber and Lois Lynn Elber, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Vincent J. Rhyne and Sonia R. Rhyne, husband and wife GRANTEE(S) the following described real estate, situated in the County of Skagit, State of Washington

PARCEL "A":

Lots 1 through 4, inclusive and Lots 11 through 14, inclusive, Block 102, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

TOGETHER WITH the East 1/2 of vacated Howard Avenue abutting.

ALSO TOGETHER WITH that portion of the South 1/2 of vacated 6th Street lying Easterly of the centerline of Howard Avenue and Westerly of the Westerly line of Highland Avenue.

AND TOGETHER WITH the vacated alley abutting said Lots 1 through 4, inclusive and Lots 11 through 14, inclusive.

ALSO TOGETHER WITH all of Highland Avenue lying East of and adjacent to the above described tract.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive 60 foot wide easement for ingress, egress and utilities, the centerline of which is defined as follows:

Beginning at the intersection of the Westerly line of Highland Avenue with the lot line common to Lots 4 and 5, Block 102, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington, thence Westerly along said lot line and projection thereof to the centerline of vacated Howard Avenue;
thence Northerly along the centerline of vacated Howard Avenue to the centerline of vacated 6th Street and the point of ending.

Situate in the 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. 155044-OAE.

Dated August 1, 2016

Martin Elber
Martin Elber

Lois Lynn Elber
Lois Lynn Elber

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that **Martin Elber and Lois Lynn Elber**

are the persons who appeared before me, and said persons 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.

Dated: August 1, 2016

(Signature)

(Signature)

Shelley Miner
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/15/19

