



201609150018

When recorded return to:

Skagit County Auditor \$74.00
9/15/2016 Page 1 of 2 9:01AM

Jack Straathof
PO Box 207
Clear Lake, WA 98235

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 155721-OE ✓

Grantor: Gerald L Kraft and Sharron L Kraft
Grantee: Jack Straathof and Carole Straathof

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 4139
SEP 15 2016

Amount Paid \$8104.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR GERALD L. KRAFT and SHARRON L. KRAFT, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JACK STRAATHOF and CAROLE STRAATHOF, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 1, SP PL 02-0676 Being A Ptn Of Lot 18, Wm Shauger's Acreage Clear Lake.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION *JS*

Tax Parcel Number(s): 3997-000-013-0100, P120878

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. 155721-OE.

Dated September 12, 2016

Gerald L. Kraft
Gerald L Kraft

Sharron L. Kraft
Sharron L. Kraft

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Gerald L Kraft and Sharron L Kraft

the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledge it to be free and voluntary act for the their uses and purposes mentioned in this instrument.

Dated: September 12, 2016

Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington

Residing at Sedro-Woolley
My appointment expires:

9/11/2018

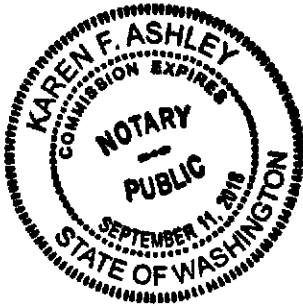


EXHIBIT "A"

Lot 1, Short Plat No. PL 02-0676, approved October 3, 2003, recorded October 3, 2003, under Auditor's File No. 200310030084, being a portion of Lot 18, "WM. SHAUGER ACREAGE, CLEAR LAKE, WASH.", as recorded in Volume 4 of Plats, page 36, records of Skagit County, Washington, being a portion of the Northwest ¼ of Section 12, Township 34 North, Range 4 East, W.M.;

TOGETHER WITH and subject to a non-exclusive easement for access and utilities, delineated on the face of said Short Plat as "Lake View Place".

Situate in the County of Skagit, State of Washington.