

When recorded return to:
Heather Gandy
1406 Railroad
Sedro Woolley, WA 98284



Skagit County Auditor \$75.00
11/23/2016 Page 1 of 3 2:07PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020029160

Escrow No.: 620029160

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronald C. Peitersen and Melena M. Peitersen, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Heather Gandy, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

That portion of Lot 9, STATE STREET ADDITION TO SEDRO, according to the plat thereof
recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington, lying Westerly of
the following described line:

Beginning at a point on the North line of said Lot 9, 80 feet West of the Northeast corner thereof;
Thence Southeasterly to a point on the South line of said Lot 9 which lies 12 feet Northeasterly as
measured along said South line, of a point which is due South of the point of beginning.

And TOGETHR WITH that portion in quiet title cause no 07-2-00914-3 described as follows:

That portion of Lot 9, STATE STREET ADDITION to Sedro, Skagit County, Wash., according to
the plat thereof filed in Volume 3 of Plats at Page 61 Records of Skagit County, Washington,
described as follows:

Beginning at a the southwest corner of that certain property conveyed to Cheri Wheatley by deed
filed in Skagit County Auditor's File No. 200511300147 as shown on that certain survey of said
property filed in Skagit County Auditor's File No. 200702060129; thence North 04° 07' 06" West
along the West line of said property as shown on said Survey, a distance of 141.37 feet to the
North line of said Lot 9; thence South 89° 59' 04" East along the North line of said Lot 9, a
distance of 7.30 feet to the line of an existing fence; thence South 06° 22' 31" East along an
existing fence, a distance of 26.08 feet; thence South 05° 37' 54" East along said fence, a
distance of 65.08 feet; thence South 05° 24' 46" East along said fence and its Southerly
projection, a distance of 42.66 feet to the North line of Railroad Avenue; thence South 53° 06' 22"
West along the North line of Railroad Avenue, a distance of 13.07 feet to the point of beginning of
this description.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P77246 / 4173-000-009-0004

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 23 2016

Amount Paid \$
Skagit Co. Treasurer
By [Signature] Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 21, 2016

[Signature]
Ronald C. Peitersen

[Signature]
Melena M. Peitersen

State of Washington
County of SKAGIT

I certify that I know or have satisfactory evidence that Ronald C. Peitersen and Melena M. Peitersen is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 22 2016
[Signature]
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co
My appointment expires: 9.01.2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: February 6, 2007
Recording No.: 200702060129
Matters shown: garage, driveway and fences

2. City, county or local improvement district assessments, if any.
3. Assessments, if any, levied by City of Sedro Woolley.