



201704110040

Skagit County Auditor

\$75.00

4/11/2017 Page

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3 11:43AM

AFTER RECORDING MAIL TO:

**Karen A. Oates , Trustee
11 Clubhouse Dr
Rehoboth Beach, DE 19971**

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-161512-FE**

Land Title and Escrow Statutory Warranty Deed

THE GRANTORS GLENN S. MADDOX and PAMELA S. MADDOX, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KAREN A. OATES, TRUSTEE OF THE KAREN OATES TRUST, DATED MARCH 6, 2000, AND AMENDED AND RESTATED FEBRUARY 18, 2016 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Ptn Lot 10, Blk 13, Queen Anne Add. to Anacortes

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20171453
APR 11 2017

For Full Legal See Attached Exhibit "A"

Amount Paid \$ 584340
Skagit Co. Treasurer
By *Ma* Deputy

Tax Parcel Number(s): 3812-013-010-0003, P58752

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. 02-161512-FE.

Dated **April 10, 2017**

Glenn S. Maddox

Glenn S. Maddox

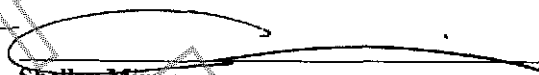
Pamela S. Maddox

Pamela S. Maddox

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that **Glenn S. Maddox and Pamela S. Maddox**
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: April 10, 2017


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

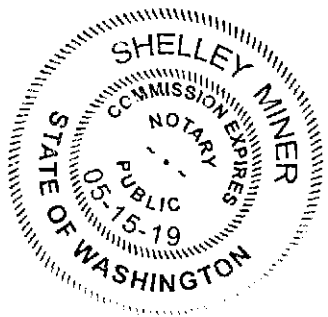


EXHIBIT A

Lot 10, Block 13, "QUEEN ANNE ADDITION TO THE CITY OF ANACORTES", as per plat recorded in Volume 2 of Plats, page 39, records of Skagit County, Washington.

Less a rectangular parcel described as follows, lying along the West boundary of said Lot 10, more particularly described as beginning at the Northwest corner of said Lot 10;
thence South $01^{\circ}56'25''$ West, along the common boundary line between Lots 9 and 10, 31.35 feet, to a board fence and the true point of beginning;
thence East 3.91 feet, along said board fence;
thence South $01^{\circ}35'09''$ West, 41.90 feet, along said board fence;
thence West 4.22 feet, along said board fence to the common boundary line between Lots 9 and 10;
thence North $01^{\circ}56'25''$ East 41.87 feet, to the true point of beginning and the end of this rectangular parcel.

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