



201706080077

When recorded return to:
Patricia E Morris
2104 Cascade Court, Unit 15
Anacortes, WA 98221

Skagit County Auditor \$75.00
6/8/2017 Page 1 of 3 1:51PM

Recorded at the request of:
Guardian Northwest Title
File Number: A113697

Statutory Warranty Deed

A113697
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Donald Geoffrey Spielmann and Robert W. Spielmann, Trustees of the Nancy W. Spielmann Survivor's Trust created under The Spielmann Revocable Trust, as amended and restated on December 3, 1999 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Patricia E. Morris, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Unit 15, Forest Ridge PUD Phase 2

Tax Parcel Number(s): P120109, 4811-000-015-0000

Unit 15, Forest Ridge PUD Phase 2, according to the plat thereof recorded March 25, 2003, under Auditor's File No. 200303250127, records of Skagit County, Washington.
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 "A" attached hereto

Dated May 27, 2017

Speilmann Trust
[Signature] - TR
By: Robert Spielmann, Trustee

[Signature] TR
By: Geoff Spielmann, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20172522
JUN 08 2017

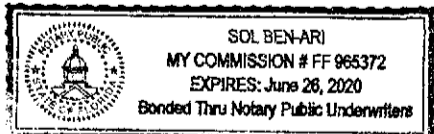
Amount Paid \$ 7,934.90
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington - FLORIDA }
COUNTY OF Skagit - BROWARD } SS:

I certify that I know or have satisfactory evidence that Speilmann ~~Trust~~ ^{ROBERT W. TR}, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument as ^{Trustee of the Spielmann Revocable Trust 12-3-99}

Date: MAY 27, 2017

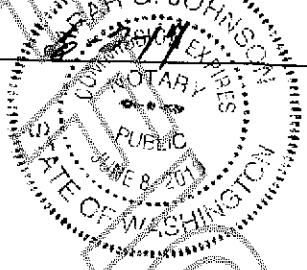
Printed Name: Katie A Hiekok - SOL BEN-ARI
Notary Public in and for the State of FLORIDA Washington
Residing at 5846 S. FLAMINGO RD, COPPER CITY, FL
My appointment expires: 06-26-2026



STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Donald Geoffrey Spielmann
signed this instrument, on oath stated that He is
authorized to execute the instrument and acknowledged it as the Co-Trustee
of Nancy W. Spielmann Survivor's Trust dated 11/9/92 to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: _____



Sarah G. Johnson
Printed Name: SARAH G. JOHNSON
Notary Public in and for the State of WA
Residing at Wahkiakum
My appointment expires: 6-8-19

UNOFFICIAL DOCUMENT

Exhibit "A"

A. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: October 31, 2000
Recorded: November 1, 2000
Auditor's No.: 200011010001
Executed By: Vintage Investments, Inc.

B. 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: Forest Ridge PUD Phase 2
Recorded: March 25, 2003
Auditor's No.: 200303250127

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Forest Ridge Owners Association
And: City of Anacortes
Dated: May 21, 2012
Recorded: June 6, 2012
Auditor's No.: 201206060088
Regarding: Native Growth Protection Area