



201706120159

Skagit County Auditor \$74.00
6/12/2017 Page 1 of 2 3:42PM

When recorded return to:
Megan Nash
1319 30th Street
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: 113916

Statutory Warranty Deed

113916

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Molly J. Boron, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Megan Nash, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington
woman

Abbreviated Legal:

Lots 1 and 2, a Ptn. of Lot 3, Block 9, J.M. Moore's Add'n. to Anacortes

Tax Parcel Number(s): P57942, 3804-009-003-0000

Lots 1 and 2, and the West 1/2 of Lot 3, Block 9, "J.M. MOORE'S ADDITION TO ANACORTES", as per plat recorded in Volume 1 of Plats, Page 32, 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 5/09/2017

Molly J. Boron

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20172581
JUN 12 2017

Amount Paid \$ 6757.²⁰
Skagit Co. Treasurer
By Deputy

STATE OF Alabama
COUNTY OF Jefferson SS:

I certify that I know or have satisfactory evidence that Molly J. Boron, 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.

Date: 6-10-17

Printed Name: Eric Calhoun
Notary Public in and for the State of Alabama
Residing at 417 13th St Pleasant Grove AL 38127
My appointment expires: 9-15-18

My Commission Expires September 14, 2018

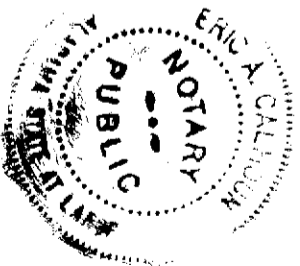


Exhibit A

EXCEPTIONS:

A. 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: J.M. Moore's Addition to Anacortes
Recorded: February 21, 1890
Auditor's No.: Volume 1 of Plats, Page 32

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: Record of Survey for Frank Whipkey
Recorded: May 28, 1997
Auditor's No.: 199705280090

C. 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: Record of Survey for Roy V. Callero
Recorded: June 30, 2000
Auditor's No.: 200006300005