



201706160095

Skagit County Auditor \$74.00
6/16/2017 Page 1 of 2 1:26PM

When recorded return to:
Georgia Steptoe
417 Thresher Avenue
Sedro Woolley, WA 98284

Recorded at the request of:
Guardian Northwest Title
File Number: 113954

Statutory Warranty Deed

113954

GUARDIAN NORTHWEST TITLE CO.

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

Abbreviated Legal:
Ptn. of Lots 3 and 4, Threshers 1st Add'n.

Tax Parcel Number(s): P69990, 4031-000-004-0001

The North 25 feet of Lot 3, and the South 65 feet of Lot 4, "THRESHER'S FIRST ADDITION", as per plat recorded in Volume 7 of Plats, page 52, 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 6-14-17

Beverly J. Ringhouse
Beverly J. Ringhouse

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20172659
JUN 16 2017

Amount Paid \$ 4,793.20
Skagit Co. Treasurer
By mm Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Beverly J. Ringhouse, 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: 6-14-17

Katie Hickok

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1/07/2019

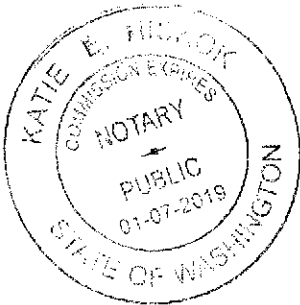


Exhibit A

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: Thresher's First Addition
Recorded: December 5, 1955
Auditor's No.: 528078

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: March 22, 1957
Recorded: March 22, 1957
Auditor's No.: 548995 in Volume 285 Page 482, Official Records

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Daryl Struthers and Sharon K. Struthers, husband and wife,
and Ronald D. Struthers and Kathryn E. Struthers, husband
and wife, d/b/a D&R Enterprises
Recorded: November 25, 1980
Auditor's No. 8011250040
Purpose: A non-exclusive easement for utilities
Area Affected: The South 15 feet of the North 25 feet of Lot 3,
"THRESHER'S FIRST ADDITION", as per plat recorded in
Volume 7 of Plats, page 52

D. TERMS AND CONDITIONS OF "RESOLUTION APPROVING A BOUNDARY LINE ADJUSTMENT TO INCLUDE SEVEN PARCELS OF PROPERTY ENTIRELY WITHIN THE SEDRO-WOOLLEY CITY LIMITS":

Dated: November 10, 2008
Recorded: November 20, 2008
Auditor's No.: 200811200007