

When recorded return to:
City of Seattle, City Light, Room 3338
700 Fifth Avenue - P.O. Box 34023
Seattle, WA 98124-4023



Skagit County Auditor \$76.00
12/31/2015 Page 1 of 4 10:52AM

Recorded at the request of:
Guardian Northwest Title
File Number: 110196

Statutory Warranty Deed

THE GRANTORS David B. Trowbridge and Michelle Trowbridge, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to City of Seattle, a municipal corporation of the State of Washington the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 53 Carefree Acres

Tax Parcel Number(s): P63534, 3870-000-053-0007

Lot 53, "CAREFREE ACRES, SUBDIVISION NO. 1", as per plat recorded in Volume 8 of Plats, page 62, 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 December 23rd 2015

[Signature]
David B. Trowbridge

[Signature]
Michelle Trowbridge

SEE ATTACHED
Notary Acknowledgement

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that David B. Trowbridge and Michelle Trowbridge, 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: _____

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20155289
DEC 31 2015

Amount Paid \$ 85.⁰⁰
Skagit Co. Treasurer
By [Signature] Deputy

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

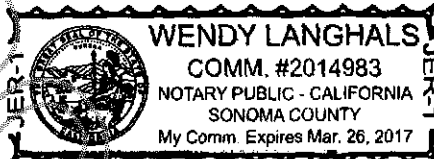
State of California
County of Sonoma

On Dec. 23, 2015 before me, Wendy Langhals, Notary Public
(insert name and title of the officer)

personally appeared David B Trowbridge & Michelle Trowbridge, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Wendy Langhals (Seal) Statutory Warranty Deed

SCHEDULE "B-1"

A. Construction and Maintenance Obligations as set forth on the face of said Plat:

"The cost of constructing and maintaining all roads, streets and alleys within this plat and all access roads to this plat shall be the obligation of all the owners of the lots of the plat and of any additional plats that may be served by these roads, streets and alleys.

In the event that the owners of any of these lots of this plat or any additional plats shall petition the County Commissioners to include these roads in the county road system, it is hereafter agreed by said lot owners that roads involved shall first be constructed to prevailing county standards and to the county engineers approval by said lot owners."

B. EASEMENT DISCLOSED BY INSTRUMENT AND CONDITIONS CONTAINED THEREIN:

In Favor Of:	Not disclosed
For:	Utilities
Affects:	5 foot strip along adjoining roadway
Dated:	September 14, 1971
Recorded:	September 28, 1971
Auditor's No.:	758542

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

Dated:	August 5, 1992
Recorded:	August 18, 1992
Auditor's No.:	9208180055
Executed By:	Bestland Associates

Said instrument is a rerecording of instrument recorded under Auditor's File No. 9208120081.

D. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Auditor's File No.:	8407250023
Document Title:	Variance
Regarding:	Substandard lots

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

E. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded:	September 14, 1964
Auditor's No.:	655845
Purpose:	Utilities
Affects:	South 5 feet