

When recorded return to:
Mr. and Mrs. Kenneth M. Phillips
1945 82nd Avenue SE
Mercer Island, WA 98040-2215



201306060031

Skagit County Auditor \$73.00
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Filed for Record at Request of
Land Title and Escrow
Escrow Number: 146717-OAE

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20132114
JUN 06 2013

Amount Paid \$ 19,407.⁰⁰
Skagit Co. Treasurer
By *nam* Deputy

Grantor: Dave Luecke and Diane Van Ackeren
Grantee: Kenneth M. Phillips and Robin C. Phillips
Tax Parcel Number(s): P116202/3809-401-010-0300
Abbreviated Legal: Ptn Blk 1401, Northern Pacific Add. To Anac. Aka Lot 3 Of Survey 200408120020.

LAND TITLE OF SKAGIT COUNTY

146717-OAE

Statutory Warranty Deed

THE GRANTOR(S) DAVE LUECKE AND DIANE VAN ACKEREN, HUSBAND AND WIFE for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KENNETH M. PHILLIPS AND ROBIN C. PHILLIPS, HUSBAND AND WIFE GRANTEE(S) the following described real estate, situated in the County of Skagit, State of Washington

Legal Description Attached

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. 146717-OAE.

Dated June 3, 2013

Dave Luecke

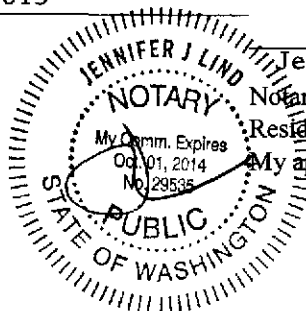
Diane Van Ackeren

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Dave Luecke and Diane Van Ackeren

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: June 5, 2013



Jennifer J. Lind
Notary Public in and for the State of Washington
Residing at Bow
My appointment expires: 10/01/2014

DESCRIPTION:

Beginning at the Southeast corner of Lot 4, Block 1401, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington;
thence North 69°42'24" East 10 feet along the Southerly boundary of Lot 3 in said Block 1401 to the point of beginning;
thence North 20°17'36" West 127.63 feet parallel to the East line of said Lot 4;
thence South 69°42'24" West 90.00 feet to a point that lies 10 feet East of the East line of Lot 7 in said Block 1401;
thence North 20°17'48" West 48.82 feet to the North line of said Block 1401 and the South line of the right of way of the Great Northern Railway Company;
thence North 20°17'36" West 135.29 feet to a point on a curve to the right whose radius bears North 23°56'41" West 2,640.00 feet, with a delta of 01°56'00";
thence along said curve to the right 89.09 feet;
thence North 67°59'20" East 36.39 feet;
thence South 32°01'28" West 51.01 feet;
thence South 20°17'36" East 105.09 feet to the North line of said Block 1401;
thence South 20°17'36" East 23.10 feet;
thence North 69°42'24" East 17.43 feet;
thence South 65°17'35" East 24.85 feet;
thence South 20°17'36" East 140.06 feet to the South boundary of said Block 1401;
thence South 69°42'24" West 30.00 feet along said boundary to the point of beginning.
(Also known as Lot 3 of that Survey recorded August 12, 2004, under Skagit County Auditor's File No. 200408120020, said Survey being a revision of that Survey recorded April 23, 1999, under Auditor's File No. 9904230058.)

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



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