

When recorded return to:

Gina Davis
1113 10th Street
Anacortes, WA 98221



201606290048

Skagit County Auditor

\$76.00

6/29/2016 Page

1 of

4 12:06PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026999

CHICAGO TITLE

620026999

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tina Cossel, who also shows of record as Tina M. Cossel-Anderson and Scott Anderson, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Gina Davis, a married woman as her separate estate

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

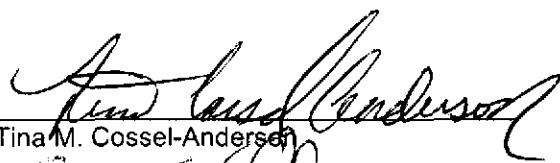
Lot(s): Ptn 8 & 10 and all 9 Block: 13 Queen Anne Add. to the City of Anacortes Tax/Map ID(s):


Tax Parcel Number(s): P58751, 3812-013-009-0006,

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: June 6, 2016


Tina M. Cossel-Anderson


Scott Anderson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20162689
JUN 29 2016

Amount Paid \$4081.20
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED

(continued)

State of WA

County of Skagit

I certify that I know or have satisfactory evidence that

Tony M. Cassel - Anderson + Scott Anderson
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 6-28-10

Tara A. Stewart
Name: Tara A. Stewart
Notary Public in and for the State of WA
Residing at: Marysville
My appointment expires: 11-10-17

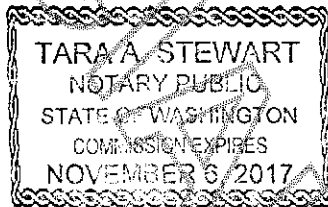


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P58751 and 3812-013-009-0006

Lot 9, Block 13, Queen Anne Addition to the City of Anacortes, as per plat recorded in Volume 2 of plats, page 39, records of Skagit County, Washington.

Together with a triangular parcel as show on AF #201404240097 and described as follows:

Beginning at the Northeast corner of said Lot 8; thence South 01°56'25" West, along the East lot line of said Lot 8, 24.42 feet to a board fence and the true point of beginning; thence West, 0.91 feet, along said board fence; thence South 00°06'23" East, 29.82 feet, along said board fence to the intersection of the East lot line of said Lot 8; thence North 01°56'25" East, 29.85 feet, along the East line of said Lot 8 to the point of beginning and the end of this triangular parcel.

Also together with a rectangular parcel described as follows:

Lying along the West boundary of said Lot 10, more particularly described as beginning at the Northwest corner of said Lot 10; thence South 01°56'25" West, along the common boundary line between Lots 9 and 10, 31.35 feet, to a board fence and the true point of beginning; thence East, 3.91 feet, along said board fence; thence South 01°35'09" West, 41.90 feet, along said board fence; thence West, 4.22 feet, along said board fence to the common boundary line between Lots 9 and 10, thence North 01°56'25" East, 41.87 feet, to the point of beginning and the end of this rectangular parcel.

Situate in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Any failure to comply with terms and conditions contained in the instrument creating the easement described as

Purpose: Allow overhang of eaves, concrete walkway and maintain the building
Recording Date: April 27, 1992
Recording No.: 9204270133

Reference is hereby made to said document for full particulars.

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: August 12, 2013
Recording No.: 201308120002
Matters shown: Board fence

3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: April 24, 2014
Recording No.: 201404240097
Matters shown: Fence line

4. Any rights, interests, or claims which may exist or arise by reason of the following survey,

Recording Date: January 27, 2016
Recording No.: 201601270052

5. City, county or local improvement district assessments, if any.

6. Assessments, if any, levied by City of Anacortes.

7. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2016
Tax Account No.: P58751 and 3812-013-009-0006
Tax Code/Located In: 0900
Assessed Value: \$155,900.00

General and Special Taxes: Billed: \$1,544.11, Full Year
Paid: \$0.00
Unpaid: \$1,544.11