

When recorded return to:

Dennis L. Duncan, an unmarried person
2022 H Avenue
Anacortes, WA 98221



201706220049

Skagit County Auditor

\$77.00

6/22/2017 Page

1 of

5 11:44AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030934

CHICAGO TITLE
620030934

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey R. Beltramini and Jennifer M. Beltramini, who acquired title as Jennifer M. Mong, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Dennis L. Duncan, an unmarried person

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): A CITYOF ANACORTES SHORT PLAT NO. ANA 04-002

Tax Parcel Number(s): P122482/ 3798-000-004-0200

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172752

JUN 22 2017

Amount Paid \$ 8780.40

Skagit Co. Treasurer

By HB

Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 12, 2017



Jeffrey R. Beltramini



Jennifer M. Beltramini

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Jeffrey R. Beltramini
& Jennifer M. Beltramini
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: June 14, 2017

Martin E. Lehr
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19

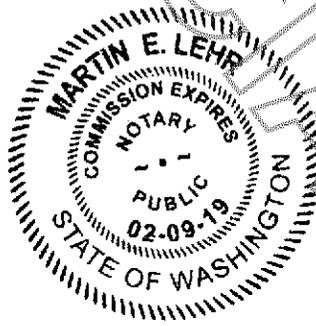


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P122482/ 3798-000-004-0200

Lot A of CITY OF ANACORTES SHORT PLAT NO. ANA 04-002, as approved January 12, 2005, and recorded January 24, 2005, under Auditor's File No. 200501240125, records of Skagit County, Washington; being a portion of Lots 3 and 4, Island View Park, according to the plat thereof recorded in Volume 7 of Plats, page 38, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on CITY OF ANACORTES SHORT PLAT NO. ANA 04-002:

Recording No: 200501240125

2. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: May 24, 1955
Recording No.: 518307

3. Record of survey recorded December 17, 2003 under Auditor's File No. 200312170079, records of Skagit County, Washington.
4. Assessments, if any, levied by City of Anacortes.
5. City, county or local improvement district assessments, if any.