

When recorded return to:  
Peter Hibbard  
1501 7th Street  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A115545

Skagit County Auditor

2/28/2018 Page

1 of

\$76.00

3 10:47AM

GUARDIAN NORTHWEST TITLE CO.  
**Statutory Warranty Deed** A 115545

**THE GRANTOR 3 E Development, LLC, a Washington Limited Liability Company** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Peter Hibbard, an unmarried person** the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lots 13, 14 & Ptn. 15 Block 32, Map of the City of Anacortes

Tax Parcel Number(s): **P55045, 3772-032-017-0004**

Lots 13 and 14 and the West 26 feet of lot 15, Block 32, Map of the City of Anacortes, as recorded in Volume 2 of Plats, pages 4 through 7, inclusive, records of Skagit County, Washington.  
Also known as Parcel B of Boundary Line Adjustment recorded on April 2, 2015, under Auditor's File No. 201504020063, records of Skagit County, Washington.

Situate in County of Skagit, State of 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 per Exhibit "A" attached hereto.

Dated 2-26-18

3 E Development, LLC, a Washington limited liability company

By:  Mark A Edson, Managing Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018/6/1  
FEB 28 2018

Amount Paid \$ 3922.50 -  
Skagit Co. Treasurer  
By  Deputy

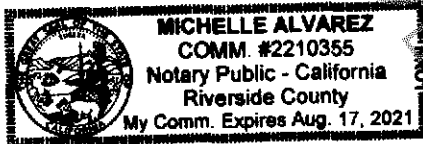
Order No:

STATE OF California }  
COUNTY OF Riverside } SS:

I certify that I know or have satisfactory evidence that Mark A Edson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Managing Member of 3 E Development, LLC, a Washington limited liability company, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 2/26/18

Michelle Alvarez



Notary Public in and for the State of California  
Residing at 79405 HWY 111 Ste 9 La Grange CA  
My appointment expires: Aug 17, 2021 92253

**EXHIBIT "A"**

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: Map of the City of Anacortes  
Recorded: July 3, 1891  
Auditor's No.: Volume 2 of Plats, Pages 4 through 7

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.  
Dated: July 8, 2010  
Recorded: July 19, 2010  
Auditor's No.: 201007190113  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

C. 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: Record of Survey  
Recorded: May 29, 2008  
Auditor's No.: 200805290092

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: 3 E Development, LLC  
And: City of Anacortes  
Dated: October 25, 2010  
Recorded: November 5, 2010  
Auditor's No.: 201011050147  
Regarding: License Agreement

E. 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: Boundary Line Adjustment  
Recorded: April 2, 2015  
Auditor's No.: 201504020063  
Affects: Subject property and other lands