



201803070008  
 Skagit County Auditor  
 3/7/2018 Page 1 of 2 10:30AM \$75.00

When recorded return to:  
 Thomas E Phillips and Renee A Bavis  
 PO Box 527  
 Snohomish, WA 98291

Recorded at the request of:  
 Guardian Northwest Title  
 File Number: A115627

SKAGIT COUNTY WASHINGTON  
 REAL ESTATE EXCISE TAX  
 2018 888  
 MAR 07 2018

Amount Paid \$ 10,240.<sup>00</sup>  
 Skagit Co. Treasurer

**Statutory Warranty Deed**

A115627  
 GUARDIAN NORTHWEST TITLE CO.

**THE GRANTORS Paul W. Benson and Barbara L. Benson, a married couple, as joint tenants with rights of survivorship** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Thomas E. Phillips and Renee A. Bavis, a married couple, as joint tenants with right of survivorship** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
 Lots 19 & 20, Block 121, City of Anacortes

Tax Parcel Number(s): P55787, 3772-121-020-0000

Lots 19 and 20, Block 121, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, 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 3-6-2018

Paul W Benson

Barbara L. Benson

The grantees by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with the right of survivorship, and not as tenants in common.

Accepted and Approved:

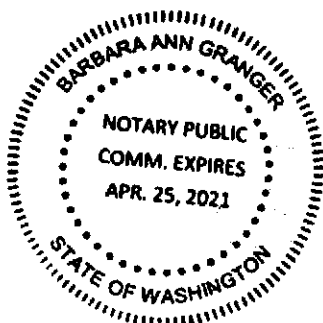
Thomas E Phillips  
March 05, 2018

Renee A Bavis  
March 5, 2018

STATE OF Washington }  
 COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Paul W Benson and Barbara L Benson, 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: 04/25/2021



Printed Name: Barbara A Granger  
 Notary Public in and for the State of Washington  
 Residing at Sedro Woolley  
 My appointment expires: 4/25/2021

Order No:

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. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Rene M. Beliveau and Chloe L. Beliveau, husband and wife  
Recorded: November 8, 2016  
Auditor's No.: 201611080137

The effect, if any, of view easement instruments recorded May 31, 2017, under Auditor's File Nos. 201705310099 and 201705310100, restating matters as shown on instrument above (Auditor's File No. 201611080137).