



201803080068

Skagit County Auditor \$77.00
3/8/2018 Page 1 of 4 3:34PM

When recorded return to:
Nicole M. Haun
3702 West 7th Street
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033594

CHICAGO TITLE
620033594

STATUTORY WARRANTY DEED

THE GRANTOR(S) James P. Shell and Christina Katz Shell, 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 Nicole M. Haun, 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): 6 SURVEY AF200406290201

Tax Parcel Number(s): P58244 /3809-113-013-0003,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018909
MAR 08 2018

Amount Paid \$ 9,350.⁰⁰
Skagit Co. Treasurer
By *mdm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 21, 2018



James P. Shell




Christina Katz Shell

State of Nevada
County of Lyon

I certify that I know or have satisfactory evidence that James P. Shell and Christina Katz Shell 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: Feb. 22, 2018



Name: Laurie O'Meara
Notary Public in and for the State of Nevada
Residing at: Sparks
My appointment expires: 1-4-2021



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P58244 /3809-113-013-0003

Lots 12, 13 and the Westerly 10 feet of Lot 11, Block 1113, NORTHERN PACIFIC ADDITION TO THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, page 9 through 11, records of Skagit County, Washington;

(Also known as Lot 6 of Survey recorded June 29, 2004, under Auditor's File No. 200406290201, records of Skagit County, Washington).

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 4, 2003
Auditor's No.: 200308040105, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
2. 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 Survey:

Recording No: 200406290201
3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by City of Anacortes.