

When recorded return to:

Beverly J. Hegg
Beverly J. Hegg, Trustee of the Beverly J. Hegg
Family Trust Dated June 28, 2000
1607 24th Place
Anacortes, WA 98221



201803280068

Skagit County Auditor

\$78.00

3/28/2018 Page

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5 11:35AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033828

CHICAGO TITLE

620033828

STATUTORY WARRANTY DEED

THE GRANTOR(S) David A. Graves and Lynda L. Graves, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to Beverly J. Hegg, Trustee of the Beverly J. Hegg Family Trust
Dated June 28, 2000

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): 4 24th PLACE SHORT PLAT **ND. ANA-03-003**

Tax Parcel Number(s): P121098 / 350124-0-053-0300,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20181204
MAR 28 2018

Amount Paid \$ **20181204**
Skagit Co. Treasurer
By **MA** Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: March 19, 2018

David A. Graves
David A. Graves

Lynda L. Graves
Lynda L. Graves

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that David A. Graves and Lynda L. Graves are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3-23-18

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

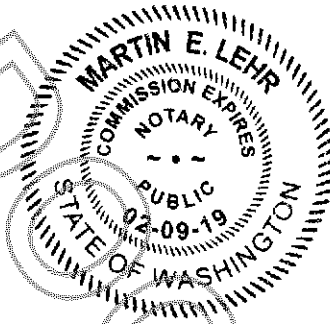


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P121098 / 350124-0-053-0300

Lot 4, 24th Place Short Plat No. ANA 03-003, recorded December 4, 2003 under Auditor's File No. 200312040141, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Southeast Quarter of Section 24, Township 35 North, Range 1 East, W.M.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 23, 2003
Recording No.: 200309230110

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 24TH PLACE SHORT PLAT NO. ANA 03-003:

Recording No: 200312040141

3. 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, 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 in the document

Recording Date: May 4, 2004
Recording No.: 200405040021

4. Reciprocal Drainage Easement Agreement including the terms, covenants and provisions thereof

Recording Date: November 2, 2005
Recording No.: 200511020092

5. Declaration of Reciprocal Easements for Access including the terms, covenants and provisions thereof

Recording Date: November 2, 2005
Recording No.: 200511020093

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

EXHIBIT "B"

Exceptions
(continued)

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