

**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 1 of 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 **NO. ANA-03-003**

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

Subject to:

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

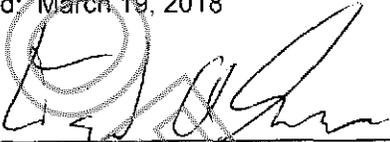
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

**MAR 28 2018**

Amount Paid \$ **78.00**  
Skagit Co. Treasurer  
By **MA** Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 19, 2018

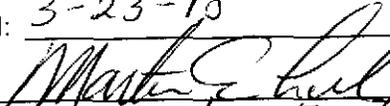
  
\_\_\_\_\_  
David A. Graves

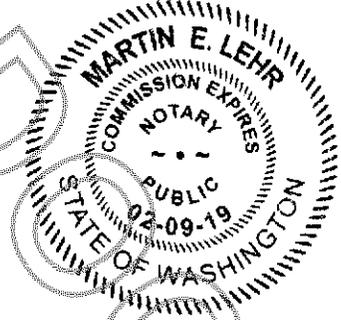
  
\_\_\_\_\_  
Lynda L. Graves

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

  
\_\_\_\_\_  
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**

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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.