

When recorded return to:

Martin L. Sonntag
Martin L. Sonntag, Trustee of the Martin L. Sonntag
Living Trust
1207 8th Street
Anacortes, WA 98221



201804110065

Skagit County Auditor

\$77.00

4/11/2018 Page

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4 11:34AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034021

CHICAGO TITLE

620034021

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard Sadler and Leslie Sadler, 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 Martin L. Sonntag, Trustee of the Martin L. Sonntag Living Trust

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): Ptn 1 - 8 Block: 76 PLAT OF CITY OF ANACORTES

Tax Parcel Number(s): P122882 / 3772-076-004-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018/436
APR 11 2018

Amount Paid \$13,355.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 30, 2018

Richard Sadler
Richard Sadler
Leslie Sadler
Leslie Sadler

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Richard Sadler and Leslie Sadler 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: April 3 2018
Judith A. Williams
Name: JUDITH A. WILLIAMS
Notary Public in and for the State of WA
Residing at: STANWOOD
My appointment expires: 10/29/18



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P122882 / 3772-076-004-0000

The East 139.86 feet of Lots 1 through 8, Block 76, "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.

TOGETHER WITH that portion of that certain strip of land extending through said Block 76, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," and shown and designated upon said plat as reserved a right of way for the Seattle and Northern Railway, lying within the East 139.86 feet.

EXCEPT that portion thereof described as follows:

Beginning at the Northeast corner of said Lot 3, Block 76;
thence North 89°59'08" West along the North line of said Lot 3 a distance of 14.99 feet;
thence South 00°01'53" East 99.94 feet to a point that is 14.99 feet West of the Southeast corner of said Lot 3 as measured along the South line of said Lot 3 and the Westerly extension of said South line;
thence North 89°59'28" East along said extended line and said South line of Lot 3 a distance of 14.99 feet to said Southeast corner of Lot 3;
thence North 00°01'59" West along the East line of said Lot 3 a distance of 99.93 feet to the point of beginning,

ALSO EXCEPT Lots 1 and 2, Block 76, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON,"

AND ALSO EXCEPT alley extended through said Block 76.

Situate in the City of Anacortes, County of Skagit, State of 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: Utility systems
Recording Date: January 31, 2005
Recording No.: 200501310184

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: August 8, 2005
Recording No.: 200508080160
Matters shown: Fences, hedge and trees

3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by the City of Anacortes.