

When recorded return to:
Travis A. Bond
3810 O Avenue
Anacortes, Aa. 98221



201806280058

06/28/2018 10:20 AM Pages: 1 of 2 Fees: \$100.00
Skagit County Auditor

Recorded at the request of:
Guardian Northwest Title
File Number: 115772

Statutory Warranty Deed

115772
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Jose De Leon, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Travis A. Bond, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 1 and 2 and the East 1/2 of Lot 3, Block 2, King's First Add to Anacortes

Tax Parcel Number(s): P57857, 3802-002-003-0007

Lots 1 and 2, and the East 1/2 of Lot 3, Block 2, "KING'S FIRST ADDITION TO THE CITY OF ANACORTES", according to the plat thereof recorded in Volume 1 of Plats, page 42, records of Skagit County, Washington.

TOGETHER WITH the North 1/2 of the vacated alley adjacent and abutting thereto as the same reverted to said property by operation of law.

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

Jose De Leon

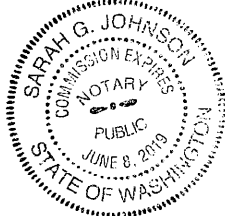
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20182808
JUN 28 2018

Amount Paid \$ 7,712.48
Skagit Co. Treasurer
By *man* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jose De Leon, 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: 6-18-18



Sarah G. Johnson
Printed Name: SARAH G JOHNSON
Notary Public in and for the State of Washington
Residing at OAK HARBOR
My appointment expires: 6-8-19

EXHIBIT 'A'

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: GTE Northwest Incorporated, a Washington corporation
Dated: January 26, 1988
Recorded: February 22, 1988
Auditor's No: 8802220017
Purpose: Access and Utility Easement
Area Affected:

The South 1/2 of Taylor Street abutting Lots 1 through 5, Block 3, "Plat of King's First Addition to the City of Anacortes."

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Present and future owners
Dated: July 23, 1996
Recorded: July 30, 1996
Auditor's No: 9607300101
Purpose: A perpetual non-exclusive easement for ingress, egress and driveway purposes
Area Affected: That portion of vacated Taylor Street abutting and adjacent to Lots 1, 2, and the East 1/2 of Lot 3, Block 2

C. Easement for construction, installation, repair, maintenance and replacement of public utilities and services in favor of the City of Anacortes, recorded May 20, 1968 under Auditor's File No. 713773, affecting that portion of the subject property lying within the vacated alley.

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: King's First Addition to the City of Anacortes, Wash.
Recorded: March 14, 1890
Auditor's No.: Volume 1 of Plats, Page 42