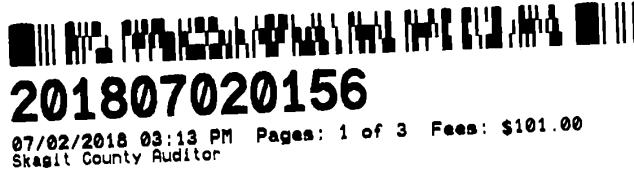


AFTER RECORDING MAIL TO:

Steve Hixson  
PO Box 1932  
Anacortes, WA 98221



Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 02-167330-OE ✓

*Land Title* Statutory Warranty Deed

THE GRANTOR GEORGE BOURQUE, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to STEVE HIXSON and TERRI HIXSON, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Fractional Lots 5-8, Blk 2, Barbers Add To Anac & Fractional Lots 5-8, Blk 4, Munks 1<sup>st</sup> Queen Anne Add

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 3773-002-008-0007, P56551

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 02-167330-OE.

Dated June 28, 2018

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20182903  
JUL 02 2018

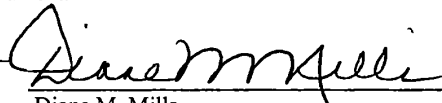
Amount Paid \$ 5,968.00  
Skagit Co. Treasurer  
By *mm* Deputy

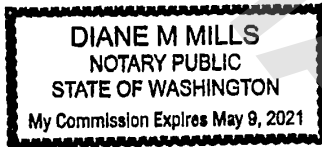
  
George Bourque

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **George Bourque** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 29, 2018

  
Diane M. Mills  
Notary Public in and for the State of Washington  
Residing at Milton  
My appointment expires: May 9, 2021



**EXHIBIT A**PARCEL "A":

That portion of Fractional Lots 5 through 7, inclusive, Block 4, "MUNKS' FIRST QUEEN ANNE ADDITION TO ANACORTES," as per plat recorded in Volume 3 of Plats, page 1, records of Skagit County, Washington.

And that portion of Fractional Lots 5 through 7, inclusive, Block 2, "PLAT OF H. H. BARBER'S ADD. TO ANACORTES, WASH.," as per plat recorded in Volume 2 of Plats, page 99, records of Skagit County, Washington;

**MORE FULLY DESCRIBED AS FOLLOWS:**

BEGINNING in the Northeast corner of Lot 5, Block 2, of said "PLAT OF H. H. BARBER'S ADDITION", thence North 89°25'42" West, 48.90 feet;  
thence South 0°34'23" West, 58.00 feet;  
thence North 89°25'42" West, 26.38 feet;  
thence South 0°34'23" West, 42.00 feet;  
thence South 89°25'42" East, 75.28 feet;  
thence North 0°34'23" East, 100.00 feet TO THE POINT OF BEGINNING.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B":

A 15 Foot Driveway Easement affecting a portion of Lots 6 and 7, inclusive, Block 2, "PLAT OF H. H. BARBER'S ADD. TO ANACORTES, WASH.," as per plat recorded in Volume 2 of Plats, page 99, records of Skagit County, Washington;

**Described as follows:**

BEGINNING in the Northeast corner of Lot 5, Block 2, of said "PLAT OF H. H. BARBER'S ADDITION", thence North 89°25'42" West, 48.90 feet, TO THE TRUE POINT OF BEGINNING;  
thence South 0°34'23" West, 58.00 feet;  
thence North 89°25'42" West, 15.00 feet;  
thence North 0°34'23" East, 58.00 feet;  
thence South 89°25'42" East, 15.00 feet, TO THE TRUE POINT OF BEGINNING.

Situate in the City of Anacortes, County of Skagit, State of Washington.