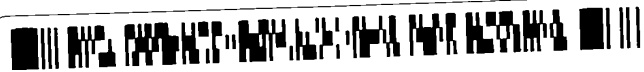


When recorded return to:
James M. Burnett and Ayla A. Burnett
7106 San Juan Hill Lane
Anacortes, WA 98221



201808310087

08/31/2018 11:17 AM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035625

CHICAGO TITLE
620035625

STATUTORY WARRANTY DEED

THE GRANTOR(S) Fred R. Mercer, JR and Willa L. Cobb, 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 James M. Burnett and Ayla A. Burnett, a married couple

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): 8 - 20 Block: 14 and Lot(s): 18 - 27 Block: 13 FIDALGO BAY TO ANACORTES

Tax Parcel Number(s): P60699 / 3841-014-020-0004, P60693 / 3841-013-027-0009,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


20183882
AUG 31 2018


Amount Paid \$ **7303.00**
Skagit Co. Treasurer
By **HB** Deputy

STATUTORY WARRANTY DEED

(continued)

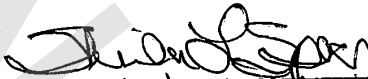
Dated: August 15, 2018



Fred R. Mercer, JR

Willa L. CobbState of ME
County of Cumberland

I certify that I know or have satisfactory evidence that Fred R. Mercer, JR and Willa L. Cobb 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: 8/29/18

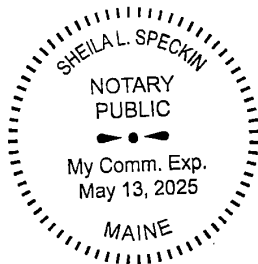
Name: Sheila L. Speckin
Notary Public in and for the State of ME
Residing at: 51 Pleasant St, ME
My appointment expires: 5/13/25

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P60699 / 3841-014-020-0004 and P60693 / 3841-013-027-0009

Parcel "A":

Lots 11 through 20, inclusive, Block 14, "FIDALGO BAY ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, Page 24, records of Skagit County, Washington.

And Lots 18 through 27, inclusive, Block 13, "FIDALGO BAY ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, Page 24, records of Skagit County, Washington.

Also described in deed recorded under Auditor's File No. 200312100158, being a re-record of Auditor's File No. 200301310253, as follows:

Beginning at the Northeast corner of Lot 18, Block 13 of said plat; thence West along the North line, and Westerly extension thereof for 105 feet to the centerline of Wall Street; thence South along said centerline for 360 feet to an intersection with the Westerly extension of the South line of Block 14 of said plat; thence East along said line for 280 feet to the Southeast corner of Lot 11, Block 14 of said plat; thence North along the East line of Lot 11 for 130 feet to the centerline of Tennessee Avenue; thence West along the centerline of Tennessee Avenue for 75 feet to an intersection with the Southerly extension of the East line of Lot 27, Block 13 of said plat; thence North along said line for 130 feet to the Northeast corner of said Lot 27; thence West for 100 feet to the Southeast corner of Lot 18, Block 13 of said plat; thence North along the East line thereof for 100 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel "B":

An easement for ingress, egress and utilities over, across, along and under all that portion of Blocks 3, 4, 14 and Tennessee Avenue, within "FIDALGO BAY ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, Page 24, records of Skagit County, Washington, described as follows:

A strip of land 40 feet in width, lying 20 feet on both sides of the following described centerline:

Beginning at the Southwest corner of Section 32, Township 35 North, Range 2 East, Willamette Meridian; thence South 88° 03' 11" East along the South line of said Section 32, 1,155.48 feet to the Westerly right of way line of State Highway 20; thence North 11° 37' 35" West 102.85 feet to the Southerly line of the unconstructed Tennessee Avenue; thence South 88° 04' 49" East along said Southerly line 26.22 feet to the true point of beginning of said centerline; thence North 32° 52' 12" West 124.22 feet; thence South 50° 42' 01" West 99.77 feet; thence South 63° 47' 42" West 158.03 feet; thence North 77° 14' 12" West 192.49 feet to the Easterly right of way line of a City of Anacortes water line easement (Auditor's File No. 242886) and the terminus of said center line.

Situate in the County of Skagit, State of Washington.

Parcel "C":

EXHIBIT "A"
Legal Description
(continued)

An easement for ingress, egress and utilities over, across, along and under the North 30 feet of Lots 8, 9 and 10, Block 14, "FIDALGO BAY ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, Page 24, records of Skagit County, Washington.

TOGETHER WITH the South 1/2 of Tennessee Avenue lying between the Northerly projection of the East line of said Lot 8 and the West line of Lot 10.

Situate in the 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 Power & Light Company
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: April 20, 1951
 Recording No.: 459753

2. Public and private easements, if any, over Wall Street and Tennessee Avenue lying between the South line of Block 14 and the North line of Block 13 extended Westerly and West of the Easterly line of Wall Street.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Purpose: Ingress, egress and utilities
 In favor of: Lots 1-12, Block 15; Lots 1-6, 9-12, 29-40, Block 16; Lots 1-5, 12, 30-33, 38-40, Block 17; Lots 4-12, 29-38, Block 18; Lots 1-7, 29-34, 36-40, Block 19; Lots 1-12, Block 20, all in Fidalgo Bay Addition to Anacortes, according to the plat thereof recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington
 Recording Date: October 5, 1989
 Recording No.: 8910050002
 Affects: Parcel B

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Purpose: Ingress, egress and utilities
 In favor of: All of Blocks 9, 10, 11, 12; Lots 18-27, Block 13; Lots 16-20, Block 14, in Fidalgo Bay Addition to Anacortes, according to the plat thereof recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington
 Recording Date: August 17, 1989
 Recording No.: 8908170012
 Affects: Parcel B

 CORRECTED by instrument:
 Recorded: August 27, 1992
 Recording No.: 9208270039

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Purpose: Ingress, egress and utilities
 In favor of: All that portion of Blocks 3 and 4, lying Westerly of P.S.H. No. 1-AN as conveyed to the State of Washington by deeds recorded under Auditor's File Nos. 543518 and 554929, records of Skagit County,

EXHIBIT "B"Exceptions
(continued)

Washington, and Lots 1 through 5, Block 14, Fidalgo Bay Addition to
Anacortes, according to the plat thereof recorded in Volume 2 of
Plats, page 24, records of Skagit County, Washington

Recording Date: August 17, 1989
Recording No.: 8908170012
Affects: Parcel B

CORRECTED by instrument(s):
Recorded: August 27, 1992
Recording No.: 9208270039

6. Restrictive covenant
Recording Date: December 22, 1993
Recording No.: 9312220140
As Follows: Grantee agrees lot restriction allows for no mobile homes on said
property
Affects: Parcels A, B and C

Said instrument is a re-recording of instrument (s);
Recorded: December 14, 1993
Recorded No.: 9312140123
7. City, county or local improvement district assessments, if any.