

When recorded return to:  
Brad E. Holland and Tiffini C. Holland  
2209 12th Street  
Anacortes, WA 98221



**201809200088**

09/20/2018 02:20 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034352

**CHICAGO TITLE**  
620034352

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy J. Schmidt and Elizabeth Scholze, 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 Brad E. Holland and Tiffini C. Holland, 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): ptn. 3, 4 and 5 Block: 204 MAP OF THE CITY OF ANACORTES

Tax Parcel Number(s): P133015 / 3772-204-005-1003

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20180920  
SEP 20 2018

Amount Paid \$ 6920.00  
Skagit Co. Treasurer  
By *MB* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: September 12, 2018

*Timothy J. Schmidt*  
Timothy J. Schmidt

*Elizabeth Scholze*  
Elizabeth Scholze

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Timothy J. Schmidt and Elizabeth Scholze 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: September 14, 2018

*Lourea L. Garka*  
Name: Lourea L. Garka  
Notary Public in and for the State of wa  
Residing at: Arlington  
My appointment expires: 10/27/2018

LOUREA L. GARKA  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 10-27-2018

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P133015 / 3772-204-005-1003**

---

Lots 3, 4 and 5, Block 204, "MAP OF THE CITY OF AN ACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, Page 4, records of Skagit County, Washington.

EXCEPT that portion of said Lot 3 described as follows:

COMMENCING at the Northeast corner of said Lot 1; thence North 89° 25' 42" West, 74.95 feet along the North boundary of said Block 204 to the point of beginning; thence South 0° 34' 20" West, 33.00 feet; thence North 89° 25' 42" West, 2.00 feet; thence South 0° 34' 20" West, 14.79 feet; thence North 89° 25' 42" West, 2.00 feet; thence South 0° 34' 20" West, 33.00 feet; thence South 89° 25' 42" East, 2.00 feet; thence South 0° 34' 20" West, 19.05 feet to the South boundary of said Block 204; thence South 89° 25' 42" East along the South boundary of Block 204, 14.99 feet to the East boundary of Lot 3; thence North 0° 34' 20" East along the East boundary of Lot 3, 99.84 feet to the Northeast corner of Lot 3; thence North 89° 25' 42" West, 14.99 feet along the North boundary of Block 204 to the point of beginning.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
Exceptions

1. Quit Claim Deed for Boundary Line Adjustment including the terms, covenants and provisions thereof  
Recording Date: January 6, 2016  
Recording No.: 201601060002
2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
Recording Date: January 6, 2016  
Recording No.: 201601060003  
Matters shown: concrete retaining wall and fence
3. Covenant and Agreement Regarding Alleyway Improvements including the terms, covenants and provisions thereof  
Recording Date: December 13, 2017  
Recording No.: 201712130008
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by City of Anacortes.