

201810010243
10/01/2018 03:40 PM Pages: 1 of 2 Fees: \$100.00
Skagit County Auditor

When recorded return to:
Gregory James Douglas and Kathleen R. Douglas
13861 Redtail Ridge Lane
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A116692

Statutory Warranty Deed

A116692
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS James Douglas and Virginia Douglas, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gregory James Douglas and Kathleen R. Douglas, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lots 1-3 and Ptn. Lot 4, Block 1, J.H. Havekost's Add to Anacortes

Tax Parcel Number(s): P57275, 3793-001-004-0009

Lots 1, 2, 3 and 4, Block 1, "PLAT OF J. H. HAVEKOST'S ADDITION TO THE CITY OF ANACORTES", according to the plat thereof recorded in Volume 1 of Plats, page 23, records of Skagit County, Washington; EXCEPT the East 10 feet of said Lot 4.

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 9-28-18

James Douglas
James Douglas

Virginia Douglas
Virginia Douglas

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20184366
OCT 01 2018
Amount Paid \$4,989.⁰⁰
Skagit Co. Treasurer
By mem Deputy

STATE OF Washington }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that James Douglas and Virginia Douglas, 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: 09/28/18

Edwina A. Carr
Printed Name: EDWINA A. CARR
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 02/09/19

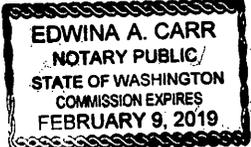


Exhibit A

EXCEPTIONS:

A. 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: Plat of J.H. Havekost's Addition to Anacortes
Recorded: January 28, 1890
Auditor's No.: Volume 1 of Plats, page 23

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".