

When recorded return to:
Joshua Anderson and Khali Anderson
32289 South Lyman Ferry Road
Sedro Woolley, WA 98284



201810160082

10/16/2018 01:29 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036117

CHICAGO TITLE
0200 36117

STATUTORY WARRANTY DEED

THE GRANTOR(S) Doug Messick and Melissa Messick who acquired title as Misty Messick, 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 Joshua J. Anderson and Khali Anderson, 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): C SKAGIT COUNTY SHORT PLAT NO. 12-79

Tax Parcel Number(s): P41806 / 350621-3-002-0307

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184600
OCT 16 2018

Amount Paid \$ *46.00*
Skagit Co. Treasurer
By *MA* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 1, 2018

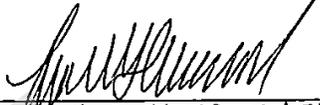
Doug Messick by Melissa Messick, his Attorney in Fact
Doug Messick by Melissa Messick, His Attorney in Fact


Melissa Messick

State of WASHINGTON
County of ~~SKAGIT~~ Clark
egh

I certify that I ~~knew~~ ^{egh} or have satisfactory evidence that Melissa Messick is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 08, 2018.

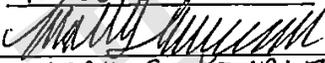


NOTARY PUBLIC
STATE OF WASHINGTON
LEAH G KOWALEWSKI
MY COMMISSION EXPIRES
DECEMBER 1, 2018

Name: LEAH G. KOWALEWSKI
Notary Public in and for the State of WA
Residing at: VANCOUVER, WA
My appointment expires: 12-01-2018

State of Washington
County of Clark

I certify that I ~~knew~~ or have satisfactory evidence that Melissa Messick is the person who appeared before me, and said person acknowledged that ~~he~~ she signed this instrument as Attorney in Fact for Doug Messick and acknowledged it to be ~~his~~ her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10-08-2018

Name: LEAH G. KOWALEWSKI
Notary Public in and for the State of WA
Residing at: VANCOUVER, WA
My appointment expires: 12.01.2018

NOTARY PUBLIC
STATE OF WASHINGTON
LEAH G KOWALEWSKI
MY COMMISSION EXPIRES
DECEMBER 1, 2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P41806 / 350621-3-002-0307

Tract "C" of Skagit County Short Plat No. 12-79, approved February 23, 1979, recorded February 27, 1979, in Volume 3 of Short Plats, page 80, under Auditor's File No. 7902270056, being a portion of the Southwest Quarter of the Southwest Quarter of Section 21, Township 35 North, Range 6 East, Willamette Meridian

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: Tow anchors
Recording Date: March 10, 1958
Recording No.: 562631
Affects: Not disclosed

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Present and future property owners adjacent
Purpose: Ingress, egress, road utilities
Recording Date: November 2, 1978
Recording No.: 890606

3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKAGIT COUNTY SHORT PLAT NO. 12-79:

Recording No: 7902270056

5. City, county or local improvement district assessments, if any.