



**201901250026**

01/25/2019 10:25 AM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

When recorded return to:

Sharon Averill  
PO Box 2  
Anacortes, WA 98221

GUARDIAN NORTHWEST TITLE CO.  
**STATUTORY WARRANTY DEED** 19-1356

THE GRANTOR(S) John Freeman Douglas and Gail L. Douglas, husband and wife,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Sharon Averill, a single woman

the following described real estate, situated in the County Skagit, State of Washington:

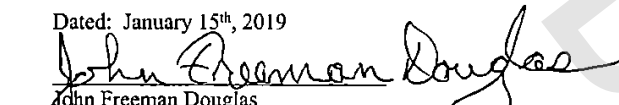
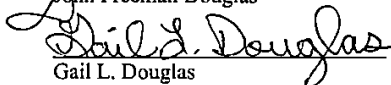
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Ptn Lots 6-8, Block 224, ANACORTES (AKA Lot 34 Survey AF No. 9612230056)

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 "B" attached hereto


Tax Parcel Number(s): P110572 & 3772-224-008-0000

Dated: January 15<sup>th</sup>, 2019

  
John Freeman Douglas  
  
Gail L. Douglas

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 253  
JAN 25 2019

Amount Paid \$ 6,769.<sup>00</sup>  
Skagit Co. Treasurer  
By  Deputy

Statutory Warranty Deed  
LPB 10-05

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

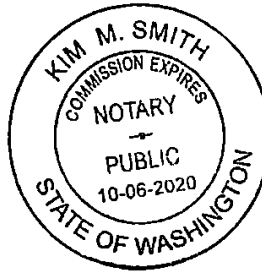
I certify that I know or have satisfactory evidence that John Freeman Douglas and Gail L. Douglas are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 22 day of January, 2019

Kim M. Smith  
Signature

Notary  
Title

My appointment expires:  
10-6-2020



Statutory Warranty Deed  
LPB 10-05

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**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 2311 25th Street, Anacortes, WA 98221

Tax Parcel Number(s): P110572 & 3772-224-008-0000

**Property Description:**

Lot 34, of survey recorded December 23, 1996 in Volume 19 of Surveys, pages 31 through 35, under Auditor's File No. 9612230056, records of Skagit County, Washington, being a portion of Block 224, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

Statutory Warranty Deed  
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**EXHIBIT B**

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1. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Map of The City of Anacortes

Recorded: June 1, 1890

Auditor's No.: Vol. 2 of plats pages 4-7

2. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey for Homestead Northwest, Inc.

Recorded: December 23, 1996

Auditor's No.: 9612230056

3. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Ordinance No. 2408

Recorded: December 12, 1996

Auditor's No.: 9612120087

4. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: February 27, 1997

Auditor's No.: 9702270080

Executed By: Homestead Northwest, Inc., a Washington Corporation

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9612230057.

Statutory Warranty Deed  
LPB 10-05

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