

When recorded return to:
Anyssa Walker
832 Old Highway 99 North Road
Bellingham, WA 98229


201903250119
03/25/2019 03:18 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037521

CHICAGO TITLE

020037521

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard S. Maness, Jr. and Abby Maness, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Anyssa Walker, an unmarried person

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

That portion of the Southeast ¼ of the Southwest ¼ lying Westerly of the State Highway No. 1,
EXCEPT the South 5 ½ acres thereof, in Section 6, Township 36 North, Range 4 East W.M.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P48969 / 360406-3-006-0006

Subject to:

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

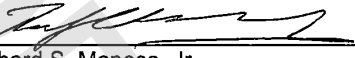
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191059
MAR 25 2019

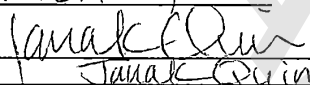
Amount Paid \$ 7107.20
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 20, 2019


Richard S. Maness, Jr.
Abby ManessState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Richard S. Maness, Jr. and Abby Maness 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: March 20 2019

Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

JANA K QUINN
Notary Public
State of Washington
My Commission Expires
June 29, 2019

EXHIBIT "A"
Exceptions

1. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington, including the terms, covenants and provisions thereof
Recording Date: September 25, 1962
Recording No.: 626676
2. Low Flow Mitigation Summary including the terms, covenants and provisions thereof
Recording Date: May 20, 2005
Recording No.: 200505200086
3. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,
Recording Date: September 28, 1998
Recording No.: 9809280134

Affects a portion of the West line
4. Title notification including the terms, covenants and provisions thereof
Recording Date: May 20, 2005
Recording No.: 200505200087
5. Skagit County Planning and Development Services Findings of Facts including the terms, covenants and provisions thereof
Recording Date: July 25, 2005
Recording No.: 200507250012
6. Protected Critical Area Site Plan including the terms, covenants and provisions thereof
Recording Date: August 23, 2005
Recording No.: 200508230118
7. City, county or local improvement district assessments, if any.