



201905160078

05/16/2019 03:37 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded return to:

Roger Franklin Jewett
3502 Oakes Avenue
Anacortes, WA 98221

STATUTORY WARRANTY DEED

19-1810

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Pamela T. Caper, a single woman, as her separate estate

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Roger Franklin Jewett, an unmarried widower

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

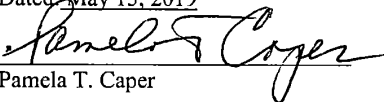
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Ptn. Lots 1-3 Blk 1001, Northern Pacific Addn., TGW ptn. R/R adj.

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): P58140 & 3809-001-010-0201

Dated: May 13, 2019


Pamela T. Caper


SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191844

MAY 16 2019

Amount Paid \$13,711.⁰⁰

Skagit Co. Treasurer

By  Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1810-KS

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 3502 Oakes Avenue, Anacortes, WA 98221
Tax Parcel Number(s): P58140 & 3809-001-010-0201

Property Description:

Parcel "A":

Lots 1, 2 and the East 1/2 of Lot 3, Block 1001, "NORTHERN PACIFIC ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington.

Parcel "B":

All that portion of the right-of-way of the railway of the Great Northern Railway Company in Section 23, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Northwest corner of the East 1/2 of Lot 3, Block 1001, "NORTHERN PACIFIC ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington; thence Easterly along the Northwesterly line of said Block 1001 and said Northwesterly line extended, to the Northwesterly corner of Lot 10, Block 901, "NORTHERN PACIFIC ADDITION TO ANACORTES", thence Northerly along said Westerly line of Lot 10, extended to a point 15 feet distant Southeasterly, measured at right angles from the centerline of the railway of said Great Northern Railway Company, as now located and constructed; thence Westerly parallel with said centerline and 15 feet distant therefrom, to the Southwesterly line of said East 1/2 of Lot 3, Block 1001, extended Northwesterly; thence Southeasterly along said Southwesterly line extended to the point of beginning.

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Pamela T. Caper 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 the instrument.

Dated: 14 day of May, 2019

Kim M. Smith
Signature

Notary
Title

My appointment expires:
10-6-2020

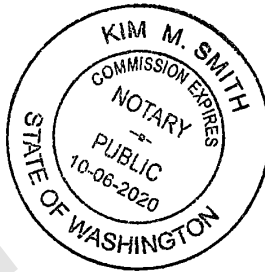


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EXHIBIT B

19-1810-KS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

9. 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: Plat of Northern Pacific Addition to Anacortes

Recorded: March 4, 1891

Auditor's No.: Volume 2 of Plats, Page 9

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

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1810-KS

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