



201906070025

06/07/2019 10:29 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded return to:

Charles P. Fogle and Amy S. Fogle
5722 Campbell Lake Road
Anacortes, WA 98221

STATUTORY WARRANTY DEED

19-2374
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Sachem LLC, a Washington Limited Liability Company

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

in hand paid, conveys, and warrants to Charles P. Fogle and Amy S. Fogle, husband and wife

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: Lots 18-20 Blk 8 First Addition to the city of Anacortes, Skagit County,
Washington.

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): P57221 & 3788-008-020-0001

Dated: June 6, 2019

Wood Weiss
Wood Weiss, Managing Member

Christine Weiss
Christine Weiss, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2177

JUN 07 2019

Amount Paid \$ 7,125.00
Skagit Co. Treasurer
By nam Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2374-KS

Page 1 of 5

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 2318-2320 Commercial Ave, Anacortes, WA 98221
Tax Parcel Number(s): P57221 & 3788-008-020-0001

Property Description:

Lots 18, 19 and 20, Block 8, FIRST ADDITION TO THE CITY OF ANACORTES, SKAGIT COUNTY,
WASHINGTON, as per plat recorded in Volume 1 of Plats, page 24, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2374-KS

Page 3 of 5

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Wood Weiss and Christine Weiss are persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated they are authorized to execute the instrument and are the Managing Members of Sachem LLC, a Washington Limited Liability Company to the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 6 day of June, 2019Kim M. Smith
SignatureNotary
Title

My appointment expires:

10-6-2020

EXHIBIT B

19-2374-KS

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. 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.

3. (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.

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

5. 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)

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

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

7. 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)

8. 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)

9. 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)

10. 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: First Addition to the City of Anacortes

Recorded: February 5, 1890

Auditor's No.: Volume 1, Page 24, Official Records of Skagit County

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2374-KS

Page 4 of 5

11. 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: Survey for Irv York
Recorded: March 7, 1994
Auditor's No.: 9403070116

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2374-KS

Page 5 of 5