

When recorded return to:  
Ali Jaison Akbari  
7133 Bocaire Drive  
Las Vegas, NV 89131



**201906110066**

06/11/2019 01:53 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019 2254  
JUN 11 2019

Amount Paid \$ 3,244.60  
Skagit Co. Treasurer  
By *Nam* Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620038665

**CHICAGO TITLE**  
U20038665

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Lawrence D Nelson and Amber L Nelson, 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 Ali Jaison Akbari, an unmarried person

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): 8, 9 and 10 Block: 603 NORTHERN PACIFIC ADDITION TO THE CITY OF  
ANACORTES

Tax Parcel Number(s): P58470

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 6, 2019

Lawrence D Nelson

Lawrence D Nelson

Amber L Nelson

Amber L Nelson

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Lawrence D Nelson and Amber L Nelson 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: June 10, 2019

Alysia Hudson  
Name: Alysia Hudson  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 03.01.2020

ALYSIA HUDSON  
STATE OF WASHINGTON  
NOTARY --+-- PUBLIC  
My Commission Expires 03-01-2020

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P58470**

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Lot A of Boundary Line Adjustment recorded under Auditor's File No. 201405070026; being a portion of Lots 5 through 10, inclusive, Block 603, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. 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 NORTHERN PACIFIC ADDITION TO ANACORTES:

Recording No: Volume 2 of Plats Pages 9-11

2. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: November 24, 1954  
Recording No.: 509693

3. Agreement regarding Sanitary Sewer including the terms, covenants and provisions thereof

Recording Date: June 25, 1996  
Recording No.: 9606250063

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 Boundary Line Adjustment:

Recording No: 201405070026

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

6. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2019  
Tax Account Number: P58470 / 3809-603-010-0006

**EXHIBIT "B"**

Exceptions  
(continued)

Levy Code: 0900  
Assessed Value-Land: \$112,000.00  
Assessed Value-Improvements: \$0.00  
  
General and Special Taxes: Billed: \$1,056.94  
Paid: \$528.51  
Unpaid: **\$528.43**

7. City, county or local improvement district assessments, if any.
  
8. Assessments, if any, levied by Anacortes.