

When recorded return to:

Jeremy Jusak
4004 St Mary's Drive
Anacortes, WA 98221



201906130033

06/13/2019 11:40 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038464

CHICAGO TITLE

620038464

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nancy J. Hoxie, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jeremy Jusak, 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): 4, 5 and 6 Block: 15 SEATTLE SYNDICATE TO ANACORTES

Tax Parcel Number(s): P58873 / 3813-015-006-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2299

JUN 13 2019

Amount Paid \$ 8460.00

Skagit Co. Treasurer

By *Mum* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 7, 2019

Nancy J. Hoxie
Nancy J. Hoxie

State of WACounty of Skagit

I certify that I know or have satisfactory evidence that

Nancy J. Hoxie
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: June 13, 2019

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of wa
Residing at: Orinon
My appointment expires: 10/27/2022

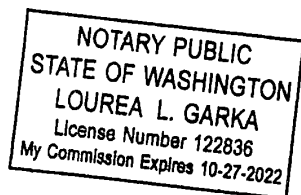


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P58873 / 3813-015-006-0003

Lots 4, 5 and 6, Block 15, SEATTLE SYNDICATE'S FIRST ADDITION TO THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 1 of Plats, page 25, records of Skagit County, Washington;

TOGETHER WITH the Easterly 10 feet of vacated "S" Avenue, vacated by the City of Anacortes under Ordinance No. 1277 adjoining and abutting thereon as would attach by operation of law;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Easements and related rights contained in Ordinance No. 1277 dated February 2, 1960, as follows:
 City of Anacortes reserves for itself forever the right to go upon said avenue and vacated portions thereof for purposes of excavation for sewer, water pipe, electric light and power wires and poles, and to lay sewer pipe, water pipe, electric light and power conduits, telephone wire conduits, and maintain, repair, renew and replace the same and perform any and all work in connection therewith appropriate for the welfare of public.

2. Encroachment of garage, belonging to the property to the North, approximately 5 feet over and upon the premises under search as disclosed by our inspection of said property on November 10, 1998.

3. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,
 Recording Date: May 25, 2001
 Recording No.: 200105250004

4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
 Recording Date: October 30, 2018
 Recording No.: 201810300047
 Matters shown: Fence

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

6. City, county or local improvement district assessments, if any.

7. Assessments, if any, levied by Anacortes.

8. Easement Agreement and the terms and conditions thereof:
 Purpose: Ingress and egress and use and maintenance of fence, gate and walkway
 See document for full particulars
 Dated: June 5, 2019
 Purpose: 201906070074
 Affects: As in said instrument