



201906170159

06/17/2019 03:30 PM Pages: 1 of 6 Fees: \$104.00  
Skagit County Auditor

When recorded return to:

Gregory William Schlosser and Alta Kelanii Schlosser  
24 Fern Road Avenue  
Watsonville, CA 95076.

STATUTORY WARRANTY DEED GUARDIAN NORTHWEST TITLE CO  
19-2025

THE GRANTOR(S) Paul V. Miller, a married man, as his separate estate and not as his primary residence,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Gregory William Schlosser and Alta Kelanii Schlosser, a married couple

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. Lot 7, all of Lots 8 and 9, Blk 2, Beale's Maple Grove to Anacortes

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): P56584 & 3775-002-009-0004

Dated: 6/12/19

  
Paul V. Miller

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20192394  
JUN 17 2019

Amount Paid \$6,413.00  
Skagit Co. Treasurer  
By *nam* Deputy

Statutory Warranty Deed  
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STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Paul V. Miller is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_ day of June, 2019

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

My appointment expires:

SEE ATTACHED

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

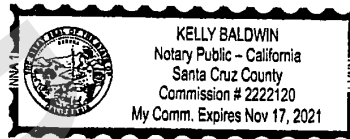
COUNTY OF SANTA CRUZ

On 6/12/19 before me, Kelly Baldwin, a Notary Public, (here insert name and title of the officer) personally appeared, PAUL V. Miller who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature \_\_\_\_\_ (Seal)



**OPTIONAL**

Although the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

**DESCRIPTION OF ATTACHED DOCUMENT**

STANFORD WARRANT DEEN

TITLE OR TYPE OF DOCUMENT

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 1019 34th Street, Anacortes, WA 98221

Tax Parcel Number(s): P56584 & 3775-002-009-0004

**Property Description:**

Lot 7, EXCEPT the East 23 feet thereof, all of Lots 8 and 9, Block 2, "BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES", as per plat recorded in Volume 2 of Plats, page 19, records of Skagit County, Washington.

TOGETHER WITH the North ½ of vacated alley adjacent to said property, as would attach by the operation of law.

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-2025-KS

**EXHIBIT B**

19-2025-KS

**EXCEPTIONS**

File No.: 19-2025-KS

Loan No.:

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

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)

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**EXHIBIT B**

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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 named Beale's Maple-Grove Addition to the City of Anacortes recorded October 30, 1890 as Auditor's File No. Volume 2 of Plats, Page 19.

11. Lien of any real estate excise tax upon any sale of property, if unpaid. As of the date herein, the excise tax rate for the subject property is .0178 (1.78%) plus a \$5.00 technology fee.

NOTE: There is now a \$5.00 processing fee plus a \$5.00 technology fee on each Real Estate Excise Tax Affidavit processed where there is no tax paid or where the tax would otherwise be less than \$5.00.