



201906210033

06/21/2019 10:31 AM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

When recorded return to:

Housing Authority of the City of Anacortes  
719 Q Avenue  
Anacortes, WA 98221

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul T. Sherman and Laurie F. Sherman, a married couple,  
for and in consideration of **ten dollars and other valuable consideration**

GUARDIAN NORTHWEST TITLE CO.  
19-2456

in hand paid, conveys, and warrants to Housing Authority of the City of Anacortes, a Washington Municipal Corporation

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 14-16 Blk 47 MAP OF THE CITY OF 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): P55169 & 3772-047-016-0003

Dated: June 20, 2019

Paul T. Sherman  
Paul T. Sherman

Laurie F. Sherman  
Laurie F. Sherman

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019 2459  
JUN 21 2019  
Amount Paid \$ 5,790.<sup>00</sup>  
Skagit Co. Treasurer  
By man Deputy

Statutory Warranty Deed  
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STATE OF WASHINGTON  
COUNTY OF SKAGIT

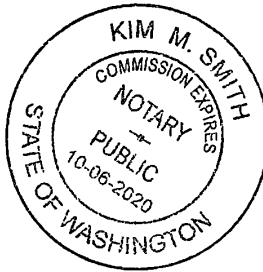
I certify that I know or have satisfactory evidence that Paul T. Sherman and Laurie F. Sherman are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 20 day of <sup>June</sup>~~July~~, 2019

Kim M. Smith  
Signature

LPD  
Title

My appointment expires:  
10-6-2020



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 1008 19th Street, Anacortes, WA 98221  
Tax Parcel Number(s): P55169 & 3772-047-016-0003

Property Description:

**Exhibit A**

**File No.: 19-2456-KS**

**Loan No.:**

Lots 14 to 16, Block 47, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

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**EXHIBIT B**

19-2456-KS

**EXCEPTIONS****File No.: 19-2456-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, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Map of the City of Anacortes

Recorded: July 3, 1891

Auditor's No.: Volume 2 of Plats, Pages 4 through 7

Statutory Warranty Deed  
LPB 10-05

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