

When recorded return to:
Theodore Dixon and April Lyons-Dixon
1305 37th Street
Anacortes, WA 98221



201906210114

06/21/2019 03:23 PM 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.: 620038743

CHICAGO TITLE CO.
620038743

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jesse Cohen and Kristie Lee Cohen, 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 Theodore Dixon and April Lyons-Dixon, a married couple

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.)

LT. 9, SAMISH VIEW ESTATES, REC. NO. 200402060126

Tax Parcel Number(s): P121389 / 4831-000-009-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2485
JUN 21 2019

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 17, 2019

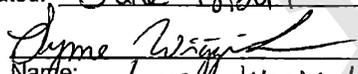


Jesse Cohen


Kristie Lee Cohen

State of ~~WASHINGTON~~ Maryland
County of ~~SKAGIT~~ Saint Mary's

I certify that I know or have satisfactory evidence that Jesse Cohen and Kristie Lee Cohen 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 19, 2019


Name: Lynne Wiggins-Lindsey
Notary Public in and for the State of Maryland
Residing at: Charles, Maryland
My appointment expires: 12-26-2021

LYNNE WIGGINS-LINDSEY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires December 6, 2021

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P121389 / 4831-000-009-0000

LOT 9, SAMISH VIEW ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 6, 2004, UNDER AUDITOR'S FILE NO. 200402060126, 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 SHORT PLAT NO. ANA-99-001:

Recording No: 199910040096
2. Reservations and recitals contained in the Deed as set forth below:

Recording Date: August 1, 2003
Recording No.: 200308010175
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: November 3, 2003
Recording No.: 200311030371
Affects: Said premises and other property
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 the Plat of Samish View Estates:

Recording No: 200402060126
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 the City of Anacortes.