

201906210123

06/21/2019 03:30 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

Stacy M. Wuthier
4368 Ohio Street, Unit 6
San Diego, California 92104

STATUTORY WARRANTY DEED

19-1517

THE GRANTOR(S) Sharon Averill, a single woman as her separate estate, GUARDIAN NORTHWEST TITLE CO.

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Stacy M. Wuthier, an unmarried person

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: Parcel 36 of Survey AF#9612230056; AKA Lots 19, 20 & E ½ of Lot 18, Blk 224,
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): P56308 & 3772-224-020-0010

Dated: June 17th, 2019

Sharon Averill
Sharon Averill

20192490
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 21 2019

Amount Paid \$ 7694.60
Skagit Co. Treasurer
By MF Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1517-KS

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STATE OF WASHINGTON
COUNTY OF SKAGIT

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

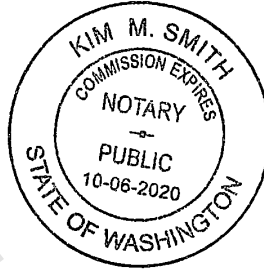
Dated: 19 day of June, 2019

Kim M. Smith
Signature

notary
Title

My appointment expires:

10-6-2020



Statutory Warranty Deed
LPB 10-05

Order No.: 19-1517-KS

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 2302 26th Street, Anacortes, WA 98221
Tax Parcel Number(s): P56308 & 3772-224-020-0010

Property Description:

LOT 36, OF SURVEY RECORDED DECEMBER 23, 1996 IN VOLUME 19 OS SURVEYS, PAGES 31 THROUGH 35, UNDER AUDITOR'S FILE NO. 9612230056, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF BLOCK 224, MAP OF THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 4 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

19-1517-KS

1. 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: June 1, 1890
Auditor's No.: Vol. 2 of plats pages 4-7

2. 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: Survey for Homestead Northwest, Inc.
Recorded: December 23, 1996
Auditor's No.: 9612230056

3. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Ordinance No. 2408
Recorded: December 12, 1996
Auditor's No.: 9612120087

4. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: February 27, 1997
Auditor's No.: 9702270080
Executed By: Homestead Northwest, Inc., a Washington Corporation

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9612230057.