



201906280023

06/28/2019 10:39 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

Gary Van Luven
2206 13th Street
Anacortes, WA 98221

STATUTORY WARRANTY DEED

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Douglas B. Shepherd and Sandra L. Shepherd, husband and wife, 434 Allissa Lane,
Burlington, WA 98233,

19-2534

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Gary Van Luven, an unmarried person

the following described real estate, situated in the County Skagit, State of Washington:

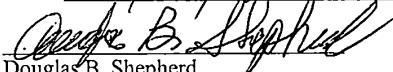
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

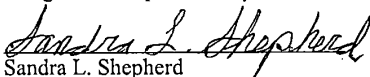
Abbreviated legal description: Property 1:
Lots 16 - 20, BLK 204, MAP OF THE CITY OF ANACORTES

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): P56230 & 3772-204-020-0004

Dated: 6/26/19


Douglas B. Shepherd


Sandra L. Shepherd

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2612

JUN 28 2019

Amount Paid \$ 12,376.⁰⁰

Skagit Co. Treasurer

By mem Deputy

Statutory Warranty Deed
LPB 10-05

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Douglas B. Shepherd and Sandra L. Shepherd 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: 26 day of June, 2019

Kim M. Smith
Signature

Notary
Title

My appointment expires:
10-6-2020



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 2206 13th Street, Anacortes, WA 98221

Tax Parcel Number(s): P56230 & 3772-204-020-0004

Property Description:

Lots 16 through 20, Block 204, "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

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1. 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.

2. (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.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. 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)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. 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)

7. 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)

8. 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)

9. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: September 4, 2007

Auditor's File No.: 200709040160

Said matters include but are not limited to the following:

1. Lots 1-4 show encroachments across alley and a portion of the North of Lots 17 to 20 including asphalt and concrete parking and a gardener's building.

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