



201907080089

07/08/2019 03:44 PM Pages: 1 of 4 Fees: \$104.50
Skagit County Auditor

When recorded return to:

Robert Joseph Marshall
3002 West 2nd Street
Anacortes, WA 98221

STATUTORY WARRANTY DEED

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Gene L. McKeen and Theresa L. Donovan, husband and wife, 4607 Kingsway, Anacortes, WA 98221,

for and in consideration of **ten dollars and other valuable consideration, as part of an IRS 1031 Tax Deferred Exchange** in hand paid, conveys, and warrants to Robert Joseph Marshall

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 1 and 2, and the East 10 feet of Lot 3, Block 503, Northern Pacific Addition 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): P58406 & 3809-503-003-0015

Dated: July 8, 2019

Theresa L. Donovan
Theresa L. Donovan

Gene L. McKeen
Gene L. McKeen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20192198
JUL 08 2019

Amount Paid \$ 8059.50
By MA Skagit Co. Treasurer
Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2310-KS

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Theresa L. Donovan and Gene L. McKeen 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: 8 day of July, 2019

Kim M. Smith
Signature

notary
Title

My appointment expires: 10-6-2020

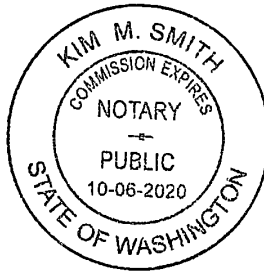


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 3002 West 2nd Street, Anacortes, WA 98221
Tax Parcel Number(s): P58406 & 3809-503-003-0015

Property Description:

Lots 1 and 2, and the East 10 feet of Lot 3, Block 503, Northern Pacific Addition To Anacortes, according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2310-KS

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EXHIBIT B

19-2310-KS

1. 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 Plat of Northern Pacific Addition to Anacortes recorded March 4, 1891, in Volume 2 of Plats, Page 9, official records of Skagit County.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

2. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Park Estates Development Company, a limited partnership, recorded November 24, 1954, as Auditor's File No. 509693.

3. Agreement, affecting subject property, regarding fence encroachment and the terms and provisions thereof between City of Anacortes and Gene L. McKeen and Theresa L. Donovan, recorded April 30, 1997 as Auditor's File No. 9704300118.