



201907100112

07/10/2019 03:34 PM Pages: 1 of 4 Fees: \$104.50  
Skagit County Auditor

When recorded return to:

Steven James Reed  
1104 20<sup>th</sup> Street  
Anacortes, WA 98221

**STATUTORY WARRANTY DEED**

19-2056  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Paula G. Kenworthy and Norman R. Ellsworth, joint tenants with rights of survivorship, ,

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

in hand paid, conveys, and warrants to Steven James Reed, an unmarried person

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

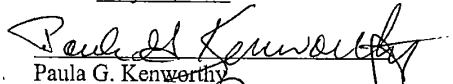
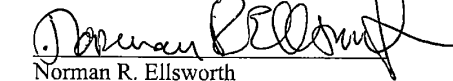
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Lots 17 & 18 , Block 49 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): P55189 & 3772-049-018-0007

Dated: July 9<sup>th</sup>, 2019

  
Paula G. Kenworthy  
  
Norman R. Ellsworth

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 2852  
JUL 10 2019

Amount Paid \$ 6591.00  
Skagit Co. Treasurer  
By  Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-2056-KS

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Paula G. Kenworthy and Norman R. Ellsworth 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: 9<sup>th</sup> day of July, 2019

Sarah G. Johnson  
Signature

Notary  
Title

My appointment expires: 6-8-23



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

Property Address: 1104 20th Street, Anacortes, WA 98221  
Tax Parcel Number(s): P55189 & 3772-049-018-0007

**Property Description:**

Lots 17 and 18, Block 49, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-2056-KS

**EXHIBIT B**

19-2056-KS

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. 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

Order No.: 19-2056-KS