



201907180063

07/18/2019 03:25 PM Pages: 1 of 5 Fees: \$105.50
Skagit County Auditor

When recorded return to:

Alice J. Lundin

17454 Swan DR. #4.
Anacortes, WA 98221

STATUTORY WARRANTY DEED

19-2057

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Gail A. Tamble and Adam J. Tamble, Trustees of the James and Gail Tamble Family Trust,
dated July 22, 2013

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

in hand paid, conveys, and warrants to Alice J. Lundin, an unmarried woman

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: Ptn. Lots 10-13, Block 913, Northern Pacific Addn

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): P58615 & 3809-913-013-0006

Dated: 6/6/2019

Tamble Revocable Family Trust

By: Adam J. Tamble
Adam J. Tamble, Trustee

By: Gail A. Tamble
Gail A. Tamble, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20192992

JUL 18 2019

Amount Paid \$ 10,151.⁰⁰
Skagit Co. Treasurer
By: [Signature] Deputy

STATE OF WASHINGTON
COUNTY OF ~~SKAGIT~~ *Snohomish*

I certify that I know or have satisfactory evidence that Adam J. Tamble and Gail A. Tamble, Trustees of the Tamble Revocable Family Trust are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated they are authorized to execute the instrument and are the Trustees of the James and Gail Tamble Family Trust, dated July 22, 2013.

Dated: *6th* day of June, 2019

Kelsey J Hoag

Signature

Notary Public

Title

My appointment expires: *7/26/2020*

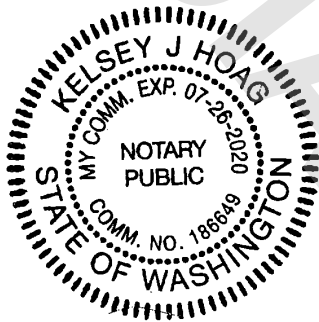


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 3420 West 8th Place, Anacortes, WA 98221

Tax Parcel Number(s): P58615 & 3809-913-013-0006

Property Description:

The West 10 feet of Lot 10, Lots 11 and 12, and the East 5 feet of Lot 13, Block 913, "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; EXCEPT the Northerly 34 feet of said Lots; TOGETHER WITH the Northerly 47 feet of vacated West 7th Street lying South of, adjacent to, and abutting said property as would attach by operation of law. (Also known as Lot 1 of Survey recorded in Volume 7 of Surveys, page 100, records of Skagit County, Washington.)

ALSO TOGETHER WITH that certain access easement over and across the West 20 feet of Lot 3 of that certain survey recorded in Volume 7 of Surveys, page 100 as more fully set forth in that certain document recorded under Auditor's File No. 9011050071 records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2057-KS

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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. 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: Plat of Northern Pacific Addition to Anacortes

Recorded: March 4, 1891

Auditor's No.: Volume 2 of Plats, Page 9

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

Statutory Warranty Deed
LPB 10-05

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Recorded: November 24, 1954

Auditor's No.: 509693

Executed By: Park Estates Development Co., a limited partnership, by Great Western Investment Co. Inc.,
General Partner, by Albert Balch, President

11. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein,
granted to Puget Sound Energy and/or its predecessors, recorded July 11, 1986, as Auditor's File No.
8607110077.

12. Easement, affecting a portion of subject property for the purpose of pipeline for the transportation of oil, gas
and the products thereof including terms and provisions thereof granted to Cascade Natural Gas Corporation
recorded July 16, 1987 as Auditor's File No. 8707160047

13. 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 of a portion of Blocks 913 and 914

Recorded: September 9, 1987

Auditor's No.: 8709090023

14. Terms and Conditions of Easement recorded November 5, 1990, under Auditor's File No. 9011050071.

15. 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 of a portion of Blocks 913 and 914

Recorded: July 29, 1993

Auditor's No.: 9307290082

16. Any invalidity or defect in the title of the vestees in the event such Trust is invalid or fails to confer sufficient
powers in the trustee, or in the event there is a lack of compliance with the terms and provisions of the trust
instrument.