

When recorded return to:
Monique Kogan and Leonardo Jose Kogan
18 Far Summit Place
Bellingham, WA 98229

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-3679

Aug 28 2019

Amount Paid \$6270.60
Skagit County Treasurer
By Marilyn Martich Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039486

CHICAGO TITLE CO.

620039486

STATUTORY WARRANTY DEED

THE GRANTOR(S) John H. Fahey, an unmarried man, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Leonardo J Kogan and Monique L Kogan, husband and wife

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lts 17 and 18, Blk 3, Seattle Syndicates First Addition to the City of Anacortes, Skagit County, WA

Tax Account No.: P58791/ 3813-003-018-0005

Tax Parcel Number(s): P58791

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: August 26, 2019

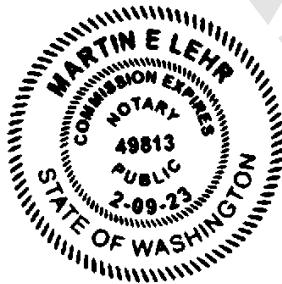
John H. Fahey
John H. Fahey

State of Washington
County of Skaagit

I certify that I know or have satisfactory evidence that John H. Fahey

(s)are the person(~~s~~) who appeared before me, and said person(~~s~~) acknowledged that (he)signed this of instrument and acknowledged it to be (his)her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 27, 2019



Martin E. Lehr
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner, WA
My appointment expires: 2-9-23

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P58791

LOTS 17 AND 18, BLOCK 3, SEATTLE SYNDICATE'S FRIST ADDITION TO THE CITY OF ANACORTES, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 25, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Plat of Seattle Syndicate to Anacortes:

Recording No: Volume 1 Page 25

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Co.
Purpose: operate, maintain, repair, underground electric transmission and/or distribution system
Recording Date: January 7, 1975
Recording No.: 812083
Affects: a right of way 7 feet in width having 31/2 feet of such width on each side of a centerline of the front lot lines of said property

3. Agreement and the terms and conditions thereof:

Executed by: City of Anacortes and James R. Pemberton and Beth L. Pemberton, husband and wife
Recording Date: July 10, 1978
Recording No.: 883028
Affects: 15 feet into and/ or upon the City of right-of-way in commercial avenue

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by City of Anacortes.