



201908300193

08/30/2019 02:23 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Jeffrey S. Boyd and Marla Jill Boyd
11059 Carmichael Lane
Anacortes, WA 98221

GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED

19-3029

THE GRANTOR(S) Rose M. Ricks, a widow, as her separate property, _____,

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

in hand paid, conveys, and warrants to Jeffrey S. Boyd and Marla Jill Boyd, husband and wife

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 1, 2 and 3, Block 403, 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): P58382 & 3809-403-003-0000

Dated: August 29, 2019.

Rose M. Ricks
Rose M. Ricks

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2117
AUG 30 2019

Amount Paid \$ 106.50
Skagit Co. Treasurer
By ML Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3029-TO

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Rose M. Ricks 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: 29 day of August, 2019

Kim M. Smith
Signature

notary
Title

My appointment expires: 10-6-2020



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1218 Dakota Avenue, Anacortes, WA 98221
Tax Parcel Number(s): P58382 & 3809-403-003-0000

Property Description:

Lots 1, 2 and 3, Block 403, "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.

EXHIBIT B

19-3029-TO

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. Rights of heirs and creditors and lien of succession taxes in the Estate of Richard L. Ricks, deceased. This company should be further advised.

This Company will require a Lack of Probate Affidavit for our file detailing status of the matters above.

4. General Taxes:

Year: 2019

Amount Billed: \$696.15

Amount Paid: \$348.10

Tax Account No.: P58382, 3809-403-003-0000

Said taxes will not become delinquent if paid on or before October 31st

Said taxes as billed for the current year reflect an exemption as allowed under Chapter 84.36 R.C.W. Any sale of said premises during the calendar year may result in a claim by the Treasurer for a larger tax payment, by the purchaser, than the foregoing amount indicates due and payable, and would be based upon a full assessment of the premises without reduction for the exemption. No liability is assumed hereunder for such increase in tax amount and the forthcoming policy will not insure against such increase in taxes, incurred by reason of said sale.