

When recorded return to:
Derek L. Britton
3920 S Avenue
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039973

CHICAGO TITLE
620039973

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4520

Oct 17 2019

Amount Paid \$6324.00

Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ross A. Peickert and Corinne C. Peickert, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Derek L. Britton, an unmarried person

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

LOTS 19 AND 20, BLOCK 11, SEATTLE SYNDICATE'S FIRST ADDITION TO THE CITY OF ANACORTES, WASH., ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 25, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE VACATED WEST 10 FEET OF "S" AVENUE ADJOINING AND TOGETHER WITH THE VACATED EAST 1/2 OF THE ALLEY ADJOINING, ALL OF WHICH WOULD HAVE ATTACHED BY OPERATION OF LAW.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P58853 / 3813-011-020-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 1, 2019

Ross A. Peickert
Ross A. Peickert
Corinne C. Peickert
Corinne C. Peickert

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Ross A. Peickert and Corinne C. Peickert 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 this instrument.

Dated: *October 7, 2019*
Martin E. Lehr
Name: MARTIN E LEHR
Notary Public in and for the State of WA
Residing at: LA Conner
My appointment expires: 2-9-23



EXHIBIT "A"
Exceptions

1. Reservations contained in Ordinance Nos. 1277 and 1309, passed February 2, 1960, and September 5, 1961, by the City of Anacortes, vacating the street and alley as reported herein, as follows:

The right to go upon said street and alley for the purpose of excavation for sewer, water pipe or mains and/or any and all other utility lines, conduits or services, and to lay sewer pipe, water pipe or mains and all other utility lines, conduits or services and to maintain repair, renew and replace the same and perform any and all work in connection therewith appropriate for the welfare of the public.

2. Public and private easements over any vacated streets or alleys.
3. 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 Survey:

Recording No: 200212270094

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