



201910180177

10/18/2019 03:38 PM Pages: 1 of 4 Fees: \$105.50
Skagit County Auditor

When recorded return to:

Lizabeth J. Cardwell and John N. Garner
9006 Fauntleroy way SW
Seattle, WA 98136.

STATUTORY WARRANTY DEED

19-2902
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Charles Barefield and Robin Barefield, a married couple,

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

in hand paid, conveys, and warrants to Lizabeth J. Cardwell and John N. Garner, a married couple

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: L12 & 13, Blk 148 MAP OF FIDALGO CITY, SKAGIT COUNTY, WASH

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): P73208 & 4101-148-013-0010

Dated: October 11, 2019

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20194565
OCT 18 2019

Amount Paid \$13,800.00

Skagit Co. Treasurer

By MM Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2902-KS

Charles Barefield
Charles Barefield
Robin Barefield
Robin Barefield

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Charles Barefield and Robin Barefield 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: 11 day of October, 2019

Kim M. Smith
Signature

Notary
Title

My appointment expires: 10-6-2020

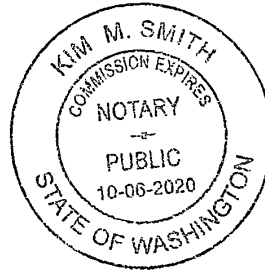


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 6353 Seashell Street, Anacortes, WA 98221
Tax Parcel Number(s): P73208 & 4101-148-013-0010

Property Description:

Lots 12 and 13, Block 148, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 1 13 and 1 14, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated North 25 feet of Seashell Street., originally platted as 3'd Street, and that portion of the East Y2 of the vacated alley in Block 148 that have reverted to said premises by operation of law.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2902-KS

EXHIBIT B

19-2902-KS

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 Map of Fidalgo City, Skagit Co. Washington recorded November 7, 1889 as Auditor's File No. Volume 2 of Plats, page 113.

2. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: John F. Rodgers, a married man

Recorded: December 18, 1973

Auditor's No.: 865507

As Follows: Well located near the center of the vacated alley

3. Regulatory notice/agreement regarding Setbacks that may include covenants, conditions and restrictions affecting the subject property, recorded February 4, 2010 as Auditor's File No. 201002040055 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

4. Private rights of access and utilities, if any, over vacated streets lying within the subject property.

5. Regulatory notice/agreement regarding On-site sewage system maintenance agreement that may include covenants, conditions and restrictions affecting the subject property, recorded August 11, 2016 as Auditor's File No. 201608110002 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Statutory Warranty Deed
LPB 10-05

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