



201910310105

10/31/2019 02:02 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Sara Gray and George Gray
1403 5th St.
Anacortes, WA 98221

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED 19-3435

THE GRANTOR(S) Robert T. Fraser and Andrea N. Gibson, a married couple, each as their separate estate

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

in hand paid, conveys, and warrants to Sara Gray and George Gray, 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: Lots 1 & 2, Blk 109, MAP OF THE CITY OF 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): P55680 & 3772-109-002-0007

Dated: 10-30-2019

Robert T. Fraser
Robert T. Fraser

Andrea N. Gibson
Andrea N. Gibson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019-4799
OCT 31 2019

Amount Paid \$6,235.⁰⁰
Skagit Co. Treasurer
By man Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3435-KS

Page 1 of 4

STATE OF WASHINGTON
COUNTY OF SKAGIT KING

I certify that I know or have satisfactory evidence that Robert T. Fraser and Andrea N. Gibson 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: 30TH day of October, 2019



Signature

NOTARY PUBLIC
Title

My appointment expires: 03/09/2020



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1403 5th Street, Anacortes, WA 98221
Tax Parcel Number(s): P55680 & 3772-109-002-0007

Property Description:

Lots 1 and 2, Block 109, "MAP OF THE CITY OF ANACORTES", as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

EXHIBIT B

19-3435-KS

1. 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: Map of the City of Anacortes

Recorded: July 3, 1891

Auditor's No.: Volume 2 of Plats, Pages 4 through 7

2. Municipal assessments, if any, levied by the City of Anacortes.

This Company suggests that inquiry be made to the City of Anacortes for current assessment status.

As a courtesy we believe that the fax numbers for local cities are as follows: Anacortes (360) 293-1928

3. Unrecorded leaseholds, if any, and rights of parties in possession, if any.

4. DEED OF TRUST INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantor: Robert T. Fraser and Andrea Nora Gibson

Trustee: Routh Crabtree Olsen P.S.

Beneficiary: PNC Mortgage, a division of PNC Bank, National Association

Amount: \$145,200.00, plus interest, if any

Dated: September 24, 2013

Recorded: October 9, 2013

Auditor's No.: 201310090013

5. General Taxes:

Year: 2019

Amount Billed: \$2,880.11

Amount Paid: \$1,440.08

Tax Account No.: P55680, 3772-109-002-0007

Last half taxes are due on or before October 31st.