



201910310151

10/31/2019 03:31 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Michael Kropp
3306 Rice Court
Anacortes, WA 98221

STATUTORY WARRANTY DEED

19-3300

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Jason Brichta and Deborah Brichta, husband and wife,

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

in hand paid, conveys, and warrants to Michael Kropp, an unmarried man

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

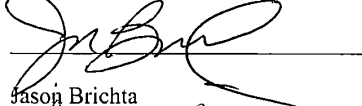
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: aka Lot 4, SP ANA-004-013))

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): P125030 & 350125-2-010-0500

Dated: OCTOBER 28, 2019



Jason Brichta


Deborah Brichta

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019-4810

OCT 31 2019

Amount Paid \$10,329.⁰⁰
Skagit Co. Treasurer
By  Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3300-KS

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Jason Brichta and Deborah Brichta 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: 28 day of October, 2019

Kim M. Smith
Signature

Notary
Title

My appointment expires: 10-6-2020

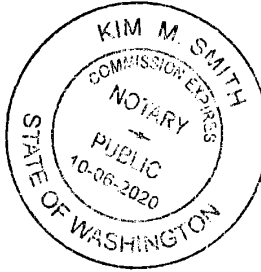


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 3306 Rice Court, Anacortes, WA 98221
Tax Parcel Number(s): P125030 & 350125-2-010-0500

Property Description:

Lot 4, City of Anacortes Short Plat No. ANA-004-013, as approved September 9, 2006 and recorded September 13, 2006 under Auditor's File No. 200609130188, records of Skagit County, Washington; being a portion of the Northwest ¼ of Section 25, Township 35 North, Range 1 East, W.M..

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

19-3300-KS

1. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes
And: Raymond G. Jones, et al
Dated: November 5, 1968
Recorded: March 27, 1970
Auditor's No.: 737329
Regarding: Extension of water and sewer systems

2. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Dated: June 19, 1972
Recorded: July 12, 1973
Auditor's No.: 787873
Purpose: Installing, contracting, maintaining, operating, repairing, and replacing water pipe line(s)

3. 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 Short Plat No. ANA 95-001 recorded May 4, 1995 as Auditor's File No. 9505040090.

4. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: March 6, 2006
Recorded: March 13, 2006
Auditor's No.: 200603130163
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

5. 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 Short Plat No. ANA 004-013 recorded September 13, 2006 as Auditor's File No. 200609130188.

6. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: October 15, 2006
Recorded: October 23, 2006
Auditor's No.: 200610230216
Executed By: Stone Ridge Subdivision

Statutory Warranty Deed
LPB 10-05

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