

When recorded return to:
Kyle Stratton
6112 Matzdorf Street
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5185

Nov 27 2019

Amount Paid \$3921.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040668

CHICAGO TITLE

020040668

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua D. Blankenship and Wendy L. Blankenship, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Kyle Stratton, an unmarried person

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

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

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

Lts 4 through 7, Blk 91, City of Fidalgo

Tax Parcel Number(s): P73086

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 25, 2019


Joshua D. Blankenship
Wendy L. BlankenshipState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Joshua D. Blankenship and Wendy L. Blankenship 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.

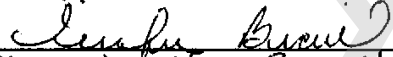
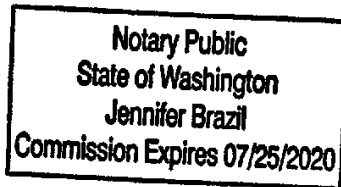
Dated: 11-26-19
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2020

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P73086

LOTS 4,5,6 AND 7, BLOCK 91, CITY OF FIDALGO, SKAGIT COUNTY AND TERRITORY OF WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 113 AND 114, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THOSE VACATED STREETS AND ALLEYS COVEYED TO IRWIN B. ANDERSON AND GALDYS A. ANDERSON, HUSBAND AND WIFE, BY INSTRUMENT RECORDED JANUARY 15, 2004, UNDER AUDITOR'S FILE NO. 200401150114, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS FOLLOWS:

A PORTION OF VACATED CARLYLE STREET AS DELINEATED ON THE PLAT OF FIDALGO CITY RECORDED IN VOLUME 2 OF PLATS, PAGES 113 AND 114, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THAT PORTION LYING WEST OF THE CENTERLINE OF SAID CARLYLE STREET, LYING SOUTH OF THE NORTH LINE OF LOT 4 BLOCK 91, IN SAID PLAT EXTENDED EAST AND LYING NORTH OF THE CENTERLINE OF VACATED 6TH STREET IN SAID PLAT;

A PORTION OF SIXTH STREET AS DELINEATED ON THE PLAT OF CITY OF FIDALGO RECORDED IN VOLUME 2 OF PLATS, PAGES 113 AND 114, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THAT PORTION LYING NORTH OF THE CENTERLINE OF SAID STREET, LYING WEST OF THE EAST LINE OF BLOCK 91 OF SAID PLAT EXTENDED SOUTH AND LYING EAST OF THE CENTERLINE OF THE ALLEY IN BLOCK 91 OF SAID PLAT EXTENDED SOUTH;

THE EAST HALF OF THE ALLEY IN BLOCK 91 OF SAID PLAT LYING BETWEEN THE NORTH LINE OF LOT 4 AND THE SOUTH LINE OF LOT 7 IN BLOCK 91 EXTENDED WEST.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 Plat of the City of Fidalgo:

Recording No: Volume 2 Page 113

2. Public and private easements, if any, over vacated portion of said premises.
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: 200609050002

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