

201912130140
12/13/2019 03:18 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

RENTAL PROPERTIES N.W., LLC
11455 Whistle Lake Rd.
Anacortes, WA 98221

STATUTORY WARRANTY DEED

19-3843

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Bart Hetterle and Kathryn Hetterle, husband and wife

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

in hand paid, conveys, and warrants to RENTAL PROPERTIES N.W., LLC, a Washington Limited Liability Company

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:
SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST - NE SE

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): P31930 & 350124-4-001-0001

Dated: 12-12-2019

Bart Hetterle
Bart Hetterle

Kathryn Hetterle
Kathryn Hetterle

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019.5402
DEC 13 2019

Amount Paid \$ 4900.00
Skagit Co. Treasurer
By BT Deputy

Statutory Warranty Deed
LPB 10-05

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Bart Hetterle and Kathryn Hetterle 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: 12 day of December, 2019

Kim M. Smith
Signature

notary
Title

My appointment expires: 06-2020



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1101 22nd Street, Anacortes, WA 98221
Tax Parcel Number(s): P31930 & 350124-4-001-0001

Property Description:

THE EAST 120.75 FEET OF:

THE EAST 226.14 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST, WM. LYING SOUTH OF THE SOUTH LINE OF 22ND STREET, AS THE SAME IS LAID OUT AND ESTABLISHED IN THE CITY OF ANACORTES AND EAST OF THE CENTERLINE OF N AVENUE PROJECTED SOUTH;

EXCEPT THAT PORTION, IF ANY, OF THE WEST 120 FEET OF THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER LYING SOUTH OF THE SOUTH LINE OF 22ND STREET AS THE SAME IS LAID OUT AND ESTABLISHED IN THE CITY OF ANACORTES AND EAST OF THE CENTERLINE OF N AVENUE IN SAID CITY PROJECTED SOUTH,

TOGETHER WITH A PORTION OF PARCEL "B" DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST, WITH THE CENTER OF THE ALLEY IN BLOCK 1 OF HENSLER'S SECOND ADDITION TO THE CITY OF ANACORTES, IF THE SAME WERE PRODUCED SOUTH; THENCE SOUTH ALONG THE CENTERLINE OF SAID ALLEY SO PRODUCED, 16-1/2 FEET; THENCE EAST TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE WEST TO THE POINT OF BEGINNING.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

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1. Easement, affecting a portion of subject property for the purpose of Sewer Line(s) including terms and provisions thereof granted to City of Anacortes recorded November 15, 1961 as Auditor's File No. 614524
2. 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 Boundary Line Adj. Magerkurth Trust recorded February 17, 2004 as Auditor's File No. 200402170205.
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 Boundary Line Adjustment for Steve Morris recorded September 25, 2015 as Auditor's File No. 201509250039.

Statutory Warranty Deed
LPB 10-05

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