

When recorded return to:
Monika D. Bruner and David L. Bruner
11 Tattersall
Laguna Beach, CA 92677



201912310148

12/31/2019 03:44 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20195681
DEC 31 2019

Amount Paid \$ 4973.00
Skagit Co. Treasurer
By *BT* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040543

Land Title and Escrow 01-175296-0

STATUTORY WARRANTY DEED

THE GRANTOR(S) Samuel Hill and Diane Hill, 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 Monika D. Bruner and David L. Bruner, a married couple

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.)

Ptn Lots 1 & 2, Blk 301, NP To Anac. & Ptn NE1/4, Sec 23, Twn 35, Rg 1 (Aka Lot B, Survey
BLA-2018-0010, AF #201902210063).

Tax Parcel Number(s): P134590/38093010070102

Subject to:


1.

1. Municipal assessments and impact fees, if any, levied by the City of Anacortes.
2. Easements, restrictions, and other matters shown on Schedule "B-1" attached are also excepted from coverage. The easements, restrictions and other matters shown as lettered exceptions on Schedule "B-1" are excepted from policy coverage to the same extent that the numbered Schedule "B" Special Exceptions shown herein are excepted from policy coverage.

STATUTORY WARRANTY DEED
(continued)

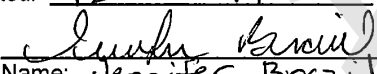
Dated: November 7, 2019



Samuel Hill

Diane HillState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Samuel Hill and Diane Hill 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: 12-24-19

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

<p>Notary Public State of Washington Jennifer Brazil Commission Expires 07/25/2020</p>
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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P134590/38093010070102

Lot B, Survey BLA-2018-0010, recorded February 21, 2019 under Skagit County Auditor's File No. 201902210063, more particularly described as follows:

Lot 1 and that portion of Lot 2, Block 301, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

TOGETHER WITH the West ½ of vacated California Avenue which attaches hereto by operation of law, and by Anacortes City Ordinance No. 2123 and recorded under Auditor's File No. 8911220068, records of Skagit County, Washington, as would attach by operation of law.

ALSO TOGETHER WITH that portion of the Burlington Northern Railroad right of way designated as Northern Pacific Railroad on the Plat Map of "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, being more particularly described as follows:

COMMENCING at the Southeast corner of Lot 1 of said Block 301;
thence North 68°23'16" East, 40.00 feet to the center line of Vacated California Avenue and the POINT OF BEGINNING;

thence North 21°36'44" West, 345.03 feet along the center line of and projected center line of Vacated California Avenue;

thence South 71°17'58" West, 1.29 feet;

thence South 85°15'14" West, 97.98 feet;

thence South 21°36'44" East, 179.93 feet;

thence South 57°47'33" East, 13.54 feet;

thence South 31°27'27" West, 10.00 feet;

thence South 21°36'44" East, 176.66 feet;

thence North 68°23'16" East, 95.06 feet to the POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

LEGAL DESCRIPTION "EXHIBIT A"

Order No.: 620040543

For APN/Parcel ID(s): P134590/38093010070102