

AFTER RECORDING MAIL TO:

Pamela G. Sherman
11621 SE 84th Street
New Castle, WA 98056

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-175485-OE
Land Title and Escrow

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-10
Jan 02 2020
Amount Paid \$5309.40
Skagit County Treasurer
By Marissa Guerrero Deputy

Statutory Warranty Deed

THE GRANTORS GORDON W. JANZ and CHARLENE R. TALBERT-JANZ, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **PAMELA G. SHERMAN, an unmarried person** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot A, Boundary Line Adjustment Survey AF #201911190017 (Ptn Lots 8, 9 & 10, Blk 12, Queen Anne Add. To Anacortes.

Tax Parcel Number(s): 3812-012-009-0008, P58743

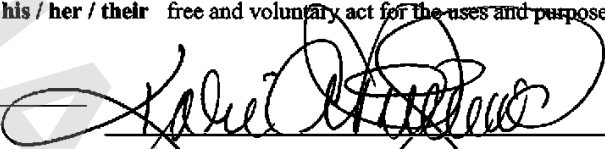
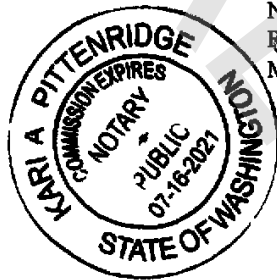
Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 02-175485-OE

Dated December 27, 2019


Gordon W. Janz
Charlene R. Talbert Janz

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Gordon W. Janz and Charlene R. Talbert Janz is /
are the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this
instrument and acknowledged it to be his / her / their free and voluntary act for the uses and purposes
mentioned in this instrument.

Dated: 12/30/2019
Notary Public in and for the State of WAResiding at Oak HarborMy appointment expires: 7/16/2021

Escrow No.: 02-175485-OE

EXHIBIT "A"

LEGAL DESCRIPTION

Lot A of the Boundary Line Adjustment Survey recorded on November 19, 2019, under Auditor's File No. 201911190017, more particularly described as follows:

Lot 8 and that portion of Lots 9 and 10, Block 12, "QUEEN ANNE ADDITION TO THE CITY OF ANACORTES", as per plat recorded in Volume 2 of Plats, page 39, records of Skagit County, Washington, described as follows:

Beginning in the Southwest corner of said Lot 8;
thence South 89°26'28" East, 60.15 feet;
thence North 0°22'05" East, 62.22 feet;
thence North 89°26'55" West, 20.82 feet;
thence North 0°33'05" East, 37.71 feet;
thence North 89°26'41" West, 39.33 feet;
thence South 0°33'09" East, 99.92 feet to the point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.