



202001100102

01/10/2020 02:08 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Anacortes Rentals, LLC
11583 Pointe Place
Anacortes, WA 98221

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED 19-4039

THE GRANTOR(S) Leonard Johnson, as Personal Representative of the Estate of Ronald H. Zoerb, under Skagit County Probate Cause No. 19-4-00392-29, ,

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

in hand paid, conveys, and warrants to Anacortes Rentals, 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:

E 1/2 Lot 13 and all Lots 11 and 12, Block 2, Kellogg & Ford's Addn to Anacortes

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): P57687 & 3800-002-013-0007

Dated: 1-10-2020

Estate of Ronald H. Zoerb, under Skagit County Probate Cause No. 19-4-00392-29

By: Leonard Johnson Personal Representative
Leonard Johnson, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020118
JAN 10 2020

Amount Paid \$ 4005.00
Skagit Co. Treasurer
By MK Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-4039-KS

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Leonard Johnson signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as Personal Representative of The Estate of Ronald H. Zoerb under Skagit County Probate Cause No. 19-4-00392 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 10 day of January, 2020

Keri M. Smith
Signature

Notary
Title

My appointment expires: 10-06-2020



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 2300 30th Street, Anacortes, WA 98221
Tax Parcel Number(s): P57687 & 3800-002-013-0007

Property Description:

The East Half of Lot 13 and all of Lots 11 and 12, Block 2, Kellogg & Ford's Addition to Anacortes, according to the plat thereof recorded in Volume 1 of Plats, page 41, records of Skagit County, Washington.

(Being known as Lot 8, Block 2 of Survey recorded in Volume 2 of Surveys, page 90, under Auditor's File No. 877715, records of Skagit County, Washington.)

EXHIBIT B

19-4039-KS

1. 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 Kellogg & Ford's Addition to Anacortes recorded March 14, 1890 as Auditor's File No. Volume 1 of Plats, Page 41.
2. Agreement, affecting subject property, regarding Property use and development and the terms and provisions thereof between Meadow Vista, a partnership and City of Anacortes, a municipal corporation, recorded August 5, 1977 as Auditor's File No. 862088.
3. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Meadow Vista, a partnership, recorded April 6, 1978 as Auditor's File No. 876937.
4. 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 recorded April 18, 1978 as Auditor's File No. 877715.
5. Municipal assessments, if any, levied by the City of Anacortes. This Company suggests that inquiry be made to the City of Anacortes for current assessment status.

As a courtesy we believe that the fax numbers for local cities are as follows:

Anacortes (360) 293-1928	Lyman (360) 826-6473
Burlington (360) 755-9565	Mount Vernon (360) 336-0633
Concrete (360) 853-8002	Sedro Woolley (360) 855-0707
LaConner (360) 466-3901	Hamilton (360) 826-3027