

202001100104

01/10/2020 02:08 PM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

When recorded return to:

Korby M. Nihart  
1606 12TH St.  
Anacortes, WA 98221

GUARDIAN NORTHWEST TITLE CO.  
**STATUTORY WARRANTY DEED** 19-4035

THE GRANTOR(S) Nihart Family Properties LLC, a Washington limited liability company,

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

in hand paid, conveys, and warrants to Korby M. Nihart, an unmarried person

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:

Lots 17-18, Block 2, MUNK'S FIRST QUEEN ANNE ADD.

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): P58002 & 3806-002-018-0006

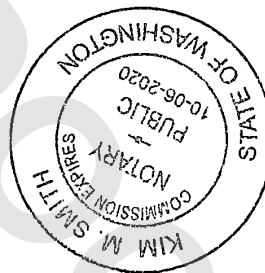
Dated: Jan. 10, 2020

Nihart Family Properties LLC, a Limited Liability Company

By: [Signature]  
Mark Nihart, Governor

By: Korby Prentice  
Korby Prentice, Governor

By: [Signature]  
Kevin Nihart, Governor



SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2020119  
JAN 10 2020

Amount Paid \$ 2317.00  
Skagit Co. Treasurer  
By: Mh Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-4035-KS

Page 1 of 5

STATE OF WASHINGTON  
COUNTY OF SKAGIT

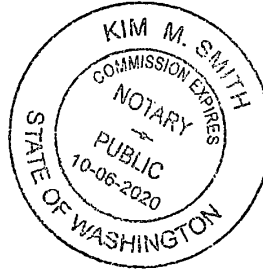
I certify that I know or have satisfactory evidence that Korby Prentice is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Governor of Nihart Family Properties LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10 day of December, 2019

Kim M. Smith  
Signature

notary  
Title

My appointment expires: 10-6-2020



STATE OF WASHINGTON  
COUNTY OF SKAGIT

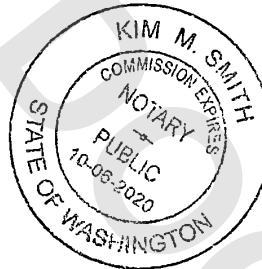
I certify that I know or have satisfactory evidence that Mark Nihart is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Governor of Nihart Family Properties LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10 day of December, 2019

Kim M. Smith  
Signature

notary  
Title

My appointment expires: 10-6-2020



STATE OF WASHINGTON  
COUNTY OF SKAGIT

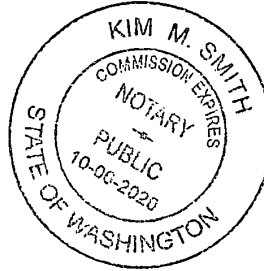
I certify that I know or have satisfactory evidence that Kevin Nihart is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Governor of Nihart Family Properties LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10 day of December, 2019

Kim M. Smith  
Signature

Notary  
Title

My appointment expires: 10-6-2020



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 1606 12th Street, Anacortes, WA 98221  
Tax Parcel Number(s): P58002 & 3806-002-018-0006

**Property Description:**

Lots 17 and 18, Block 2, "MUNK'S FIRST QUEEN ANNE ADDITION TO ANACORTES", as per plat recorded in Volume 3 of Plats, Page 1, records of Skagit County, Washington.

**EXHIBIT B**

19-4035-KS

1. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Munks' First Queen Anne Addition to Anacortes

Recorded: August 18, 1891

Auditor's No.: Volume 3 of Plats, Page 1

2. 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

3. General Taxes for the year 2019 in the amount of \$2,654.58, have been paid in full for Tax Account No. P58002 , 3806-002-018-0006.

4. Unrecorded leaseholds, if any, and rights of parties in possession, if any.