



202001170112

01/17/2020 03:40 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

William J. Halley and Kimberly S. Halley
2206 13th St.
Anacortes, WA 98221

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED 19-3924

THE GRANTOR(S) Gary Van Luven a single person , as his separate estate

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

in hand paid, conveys, and warrants to William J. Halley and Kimberly S. Halley, husband and wife

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 16 - 20, BLK 204, MAP OF THE CITY OF 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): P56230 & 3772-204-020-0004

2020-220
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 17 2020

Amount Paid \$ 11,505.00
Skagit Co. Treasurer
By  Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3924-KS

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Dated: January 16, 2020

Gary Van Luven
Gary Van Luven

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Gary Van Luven is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 16 day of January, 2020

Kim M. Smith
Signature

Notary
Title

My appointment expires: 10-6-2020

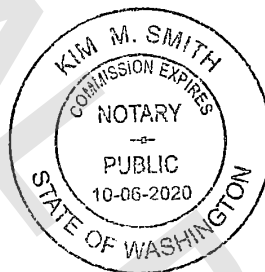


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 2206 13th Street, Anacortes, WA 98221
Tax Parcel Number(s): P56230 & 3772-204-020-0004

Property Description:

Lots 16 through 20, Block 204, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," according to the plat thereof, recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

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EXHIBIT B

19-3924-KS

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. 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 Map of the City of Anacortes recorded July 3, 1891 as Auditor's File No. Volume 2 of Plats, Pages 4-7.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public

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LPB 10-05

Offering Statement" or "Resale Certificate".

11. 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 Survey for Doug Shephard recorded September 4, 2007 as Auditor's File No. 200709040160.

12. 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

13. Deed of trust, including the terms and conditions thereof in the amount of \$556,000.00 made by Gary Van Luven, as his separate estate to Guardian Northwest Title and Escrow Company as trustee and Douglas B. Shepherd and Sandra L. Shepherd, husband and wife, as beneficiary, recorded June 28, 2019, as Auditor's File No. 201906280024.

14. Payment of the real estate excise tax, if required.

CAUTION: Washington has a graduated excise tax rate for sales occurring on or after 1/1/2020 for most properties, although a flat rate applies to properties formally classified and specially valued as timberland or agricultural land on the day of closing.

The rate of real estate excise tax applicable to a sale prior to 1/1/2020, is 1.78%.

The rate of real estate excise tax to a sale on or after 1/1/2020 for properties which are not formally classified and specially valued as timberland or agricultural land is:

State portion: 1.10% on any portion of the sales price of \$500,000 or less;
1.28% on any portion of the sales price above \$500,000, up to \$1,500,000;
2.75% on any portion of the sales price above \$1,500,000, up to \$3,000,000;
3.00% on any portion of the sales price above \$3,000,000;

Local portion: 0.50% on the entire sales price.

An additional \$5.00 State Technology Fee must be included in all excise tax payments.

If the transaction is exempt, an additional \$5.00 Affidavit Processing Fee is required.

Any conveyance document must be accompanied by the official Washington State Excise Tax Affidavit. The applicable excise tax must be paid and the affidavit approved at the time of the recording of the conveyance documents. (NOTE: Real Estate Excise Tax Affidavits must be printed as legal size forms).

15. General Taxes for the year 2019 in the amount of \$5,645.11, have been paid in full for Tax Account No. P56230, 3772-204-020-0004.