



202001240146

01/24/2020 03:47 PM Pages: 1 of 4 Fees: \$106.50-
Skagit County Auditor

When recorded return to:

John Hardy Davis

3217 M Avenue
ANACORTES, WA 98221

STATUTORY WARRANTY DEED

THE GRANTOR(S) W. Roger Martin and Susan Martin, husband and wife, GUARDIAN NORTHWEST TITLE CO.

for and in consideration of ten dollars and other valuable consideration

14-3235

in hand paid, conveys, and warrants to John Hardy Davis, an unmarried person

the following described real estate, situated in the County Skagit, State of Washington:

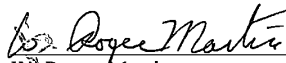
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

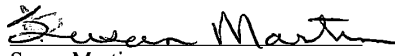
Abbreviated legal description: Property Lots 18, 19 and 20, Block 4 J.M. Moore's Addition to Anacortes

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): P57922 & 3804-004-020-0000

Dated: 1-17-2020


W. Roger Martin


Susan Martin

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020-309
JAN 24 2020

Amount Paid \$ 2111.00
Skagit Co. Treasurer
By  Deputy

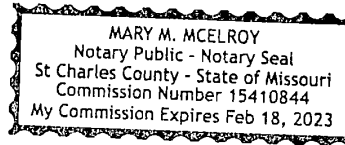
STATE OF ~~WASHINGTON~~ Missouri
COUNTY OF St Charles

I certify that I know or have satisfactory evidence that W. Roger Martin and Susan Martin are the person 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 the instrument.

Dated: 17th day of January, 2020

M. M. McElroy
Signature

Notary
Title



My appointment expires: 2-18-2023

EXHIBIT B

19-3235-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 J.M. Moore's Addition to Anacortes recorded February 21, 1890 as Auditor's File No. Volume 1 of Plats, Page 32.

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 Offering Statement" or "Resale Certificate".

2. Agreement, affecting subject property, regarding Drainage easement and the terms and provisions thereof between Gary L. Spry and Carol F. Spry, husband and wife and James and Susan E. Ramaglia, husband and wife, recorded January 27, 2003 as Auditor's File No. 200301270205.

3. Agreement, affecting subject property, regarding Drainage easement and the terms and provisions thereof between Peggy L. Warren and Leslie J. Warren, wife and husband and James and Susan E. Ramaglia, husband and wife, recorded January 27, 2003 as Auditor's File No. 200301270207.

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 3217 M Avenue, Anacortes, WA 98221
Tax Parcel Number(s): P57922 & 3804-004-020-0000

Property Description:

Lots 18, 19 and 20, Block 4, "J.M. MOORE'S ADDITION TO ANACORTES", according to the plat there of recorded in Volume 1 of Plats, Page 32, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3235-KS

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