



202002120015

02/12/2020 10:16 AM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Stephen RC Brown and Velda M. Brown
1004 Commercial #575
Anacortes, WA 98221

STATUTORY WARRANTY DEED

20-4146

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Joseph K. Behan, a married man as his separate estate and not as his principal residence,

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

in hand paid, conveys, and warrants to Stephen RC Brown and Velda M. Brown, a married couple

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:
Lot 28, WOODRIDGE ESTATES

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): P111877 & 4699-000-028-0000

Dated: 2/11/2020

Joseph K. Behan

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1020524
FEB 12 2020

Amount Paid \$
Skagit Co. Treasurer
By NK Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

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

Dated: 11 day of February, 2020

Kim M. Smith
Signature

notary
Title

My appointment expires: 10-6-2020



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 4515 Blakely Drive, Anacortes, WA 98221
Tax Parcel Number(s): P111877 & 4699-000-028-0000

Property Description:

Lot 28, "PLAT OF WOODRIDGE ESTATES", as per plat recorded in Volume 16 of Plats, pages 184 through 186, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-4146-KS

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EXHIBIT B

20-4146-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:

Plat/Subdivision Name: Plat of Woodridge Estates
Recorded: August 26, 1997
Auditor's No: 9708260012

Said instrument was corrected by Affidavit of Minor Correction recorded October 31, 1997, under Auditor's File No. 9710310146.

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. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 26, 1997
Recorded: August 26, 1997
Auditor's No.: 9708260013
Executed by: Homestead NW Dev. Co., a Washington Business Corporation

3. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Port of Anacortes
Recorded: April 17, 1969 and October 29, 1969
Auditor's No.: 725479 and 732441, records of Skagit County, Washington
Purpose: Unobstructed passage of aircraft over said premises