

When recorded return to:

Skyler L. Cozad and Miranda H. Cozad  
1503 40<sup>th</sup> Street  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1342

Apr 16 2020

Amount Paid \$5589.00

Skagit County Treasurer

By Marissa Guerrero Deputy

## STATUTORY WARRANTY DEED

GNW 20-4933

THE GRANTOR(S) Betty A. Christenson, as her separate estate, and the Heirs and Devises of Gordon F. Christenson, deceased,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Skyler L. Cozad and Miranda H. Cozad, 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 40, Broadview Add to Anacortes

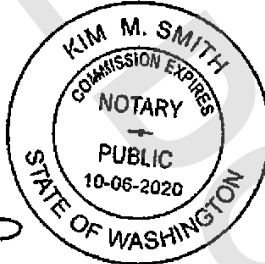
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P56953

Dated: April 16, 2020Susan Coleman Susan Coleman  
Betty A. Christenson by Susan Coleman, her Attorney-In-FactSTATE OF WASHINGTON  
COUNTY OF SKAGIT

On this 16th day of April, 2020, before me personally appeared Susan Coleman to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Betty A. Christenson and acknowledged that she signed the same as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

Given under my hand and official seal the day and year last above writing.

Dated: 16 day of April, 2020Kim M. Smith  
SignatureNotary  
TitleMy appointment expires: 10-6-2020Statutory Warranty Deed  
LPB 10-05

Order No.: 20-4933-KS

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**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 1503 40th Street, Anacortes, WA 98221

Tax Parcel Number(s): P56953

**Property Description:**

Lot 40, "BROADVIEW ADDITION TO THE CITY OF ANACORTES, according to the plat recorded in Volume 7 of Plats, page 22, records of Skagit County, Washington.

## **EXHIBIT B**

20-4933-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: Broadview Addition to The City of Anacortes

Recorded: September 16, 1954

Auditor's No.: 506534 (Volume 7 of Plats, page 22)

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

Recorded: September 17, 1954

Auditor's No.: 506619

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-4933-KS

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