

When recorded return to:

Matthew Christensen and Teresa Christensen  
17170 Sealawn DR.  
Edmonds, WA 98026

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-1627  
May 08 2020  
Amount Paid \$5925.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Peter S. McIntyre, Sr., a single man as his separate estate GNW 20-4223

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Matthew Christensen and Teresa Christensen, 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:  
Lot 9, COOPER'S ADDITION DIV. 1

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): P107076; 4589-000-009 0008

Dated: May 6, 2020  
Peter S. McIntyre Sr.  
Peter S. McIntyre, Sr.

STATE OF WASHINGTON  
COUNTY OF SKAGIT

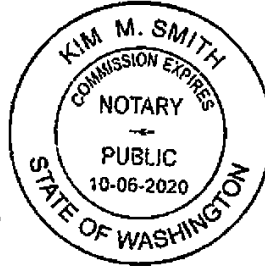
I certify that I know or have satisfactory evidence that Peter S. McIntyre, Sr. is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 6 day of May, 2020

Kim M. Smith  
Signature

Notary  
Title

My appointment expires: 10-6-2020



Statutory Warranty Deed  
LPB 10-05

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 1920 13th Street, Anacortes, WA 98221  
Tax Parcel Number(s):

**Property Description:**

Lot 9, "Coopers Addition Division No. 1", according to the plat thereof Recorded in Volume 15 of Plats, pages 197 and 198, records of Skagit County, Washington.

## EXHIBIT B

20-4223-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: Cooper's Addition Div. No. 1  
Recorded: September 13, 1994  
Auditor's No: 9409130072

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. 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 Jeanne McDermott recorded September 5, 2014 as Auditor's File No. 201409050014.

3. Encroaching driveway on Northwest corner of the subject property as disclosed by inspection.