

When recorded return to:

Janet E. Wells
Howdy and Jan Wells Family Trust dated February
7, 2013
3912 Oakes Ave
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1634

May 08 2020

Amount Paid \$24025.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620042611

CHICAGO TITLE
620042611

STATUTORY WARRANTY DEED

THE GRANTOR(S) David J. Jacobson and Sandra Jacobson, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Janet E. Wells Trustee of the Howdy and Jan Wells Family
Trust dated February 7, 2013

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

LT NO. 2 OF SURVEY, AUDITOR'S FILE NO. 9904230058 IN VOLUME 21 OF SURVEYS,
PAGES

187 AND 188 BNG POR LTS 3, 4, 5, 6 AND 7, BLK 1401, NORTHERN PACIFIC ADDITION TO
ANACORTES, VOL 2, PG 9

Tax Parcel Number(s): P116201 / 3809-401-010-0200

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED

(continued)

Dated: May 2, 2020

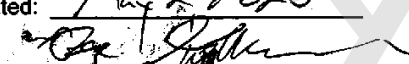

 David J. Jacobson


 Sandra Jacobson

Province of British Columbia
 State of British Columbia
 County of Canada

I certify that I know or have satisfactory evidence that David J. Jacobson and Sandra Jacobson are the persons 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 this instrument.

Dated: May 2, 2020


 Name: Gregory J.G. Manson
 Notary Public in and for the State of the Province of British Columbia, Canada
 Residing at Williams Lake
 My appointment expires: Does Not Expire, Being A Solicitor

GREGORY J.G. MANSON
 Barrister & Solicitor
 Notary Public
 206 - 235 OLIVER STREET
 WILLIAMS LAKE BC V2G 1M2
 250-392-2395

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P116201/3809-401-010-00200

LOT NO. 2 OF SURVEY, RECORDED APRIL 23, 1999 UNDER AUDITOR'S FILE NO. 9904230058 IN VOLUME 21 OF SURVEYS, PAGES 187 AND 188, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 3, 4, 5, 6 AND 7, BLOCK 1401, NORTHERN PACIFIC ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND PORTIONS OF THE ABANDONED GREAT NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 7, LYING 10 FEET EASTERLY AS MEASURED PERPENDICULAR TO THE WEST LINE OF SAID LOT 7; THENCE NORTH 69° 42' 24" EAST ALONG THE SOUTH LINE OF SAID BLOCK 1401; A DISTANCE OF 120.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 3, LYING 10 FEET EASTERLY AS MEASURED PERPENDICULAR TO THE WEST LINE OF SAID LOT 3; THENCE NORTH 20° 17' 36" WEST PARALLEL TO AND 10 FEET EASTERLY AS MEASURED PERPENDICULAR, TO THE WEST LINE OF SAID LOT 3, A DISTANCE OF 127.63; THENCE SOUTH 69° 42' 24" WEST A DISTANCE OF 90.00 FEET; THENCE NORTH 20° 17' 36" WEST A DISTANCE OF 48.8 FEET, MORE OR LESS, TO THE NORTH BOUNDARY OF SAID LOT 6; THENCE CONTINUING NORTH 20° 17' 36" WEST A DISTANCE OF 135.3 FEET, MORE OR LESS, TO A POINT 15 FEET DISTANT SOUTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE RAILWAY OF SAID GREAT NORTHERN RAILWAY COMPANY, AS LOCATED AND CONSTRUCTED ON MARCH 6, 1940; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY MARGIN A DISTANCE OF 30 FEET, MORE OR LESS, TO A POINT LYING NORTH 20° 17' 36" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 20° 17' 36" EAST, A DISTANCE OF 309.67 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: November 24, 1954
Recording No.: 509693

2. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: October 31, 2001
Recording No.: 200110310175

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Adjacent property owners
Purpose: Utility and Block Wall Maintenance, ingress and egress for Lots 2, 3 and 4, and utility systems, lines, fixtures and appurtenances attached thereto, a trail and gazebo
Recording Date: October 31, 2001
Recording No.: 200110310176

4. Agreement regarding Height and Building Envelope Restriction including the terms, covenants and provisions thereof

Recording Date: October 31, 2001
Recording No.: 200110310177

5. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,

Recording Date: April 23, 1999
Recording No.: 9904230058

6. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,

Recording Date: August 12, 2004

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 200408120020

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by SeaCrest Homeowners' s Association.
9. Assessments, if any, levied by Anacortes.
10. City, county or local improvement district assessments, if any.