

When recorded return to:

Nicholas David Morin and Malia Morin
4803 Cypress Drive
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-1790
May 22 2020
Amount Paid \$7285.00
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

GNW 20-5236

THE GRANTOR(S) Michael A. Hubbard, a married man as his separate estate

for and in consideration of WAC 458-61A-213(3) IRS Tax Deferred Exchange

in hand paid, conveys, and warrants to Nicholas David Morin and Malia Morin, 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 10, 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

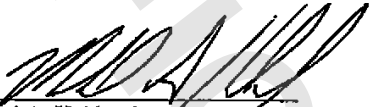
Tax Parcel Number(s): P111859; 4699-000-010-0000

Statutory Warranty Deed
LPB 10-05

Order No.: 20-5236-KS

Page 1 of 4

Dated: 19 May 2020


Michael A. Hubbard

~~VIRGINIA~~
STATE OF WASHINGTON
COUNTY OF SKAGIT ~~ARLINGTON~~

I certify that I know or have satisfactory evidence that Michael A. Hubbard 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: 19th day of May, 2020


Signature

Notary Public
Title

SAMEER AHMED SHABAB
NOTARY PUBLIC
REGISTRATION # 7109615
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
MARCH 31, 2021

My appointment expires: 03/31/2021

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 4803 Cypress Drive, Anacortes, WA 98221

Tax Parcel Number(s):

Property Description:

Lot 10, WOODRIDGE ESTATES, according to the plat thereof, recorded in Volume 16 of Plats, pages 184 through 186, records of Skagit County, Washington;

Situated in Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-5236-KS

Page 3 of 4

EXHIBIT B
20-5236-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.

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