

When recorded return to:

Brad O'Neill and Kris Davidson
18 Minna Street 29B
San Francisco, CA 94105

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-2013
Jun 09 2020
Amount Paid \$15926.00
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark J. Lunz and Cheryl Lunz, husband and wife,

GNW 19-2727

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

in hand paid, conveys, and warrants to Brad O'Neill, an unmarried person and Kris Davidson, an unmarried person

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: Section 7, Township 34 North, Range 2 East; Ptn. Govt. Lot 5

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): P20050/340207-0-010-0108; P121902/340207-0-010-0900

Statutory Warranty Deed
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Dated: June 5, 2020

Mark J. Lunz
Mark J. Lunz

Cheryl Lunz
Cheryl Lunz

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Mark J. Lunz and Cheryl Lunz 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 the instrument.

Dated: 5 day of June, 2020

Kim M. Smith
Signature

Notary
Title

My appointment expires: 10-6-2020

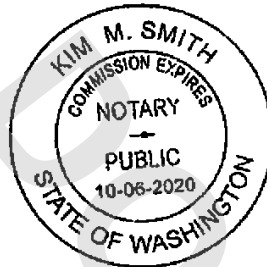


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 6796 State Route 20, Anacortes, WA 98221
Tax Parcel Number(s):

Property Description:

That portion of Tracts A and B of SKAGIT COUNTY SHORT PLAT NO. 13-81, revised as approved April 10, 1981, and recorded April 27, 1981, in Volume 5 of Short Plats, pages 61 and 62, under Auditor's File No. 8104270038, records of Skagit County, Washington; being a portion of Government Lot 5, Section 7, Township 34 North, Range 2 East of the Willamette Meridian, lying Easterly of the following described line:

BEGINNING in the Southwest corner of said Tract B;
Thence South 89°01'27" East, 226.13 feet to the Point of Beginning of this line description;
Thence North 8°28'29" West, 241.76 feet;
Thence South 81°31'31" West, 118.40 feet;
Thence North 8°28'29" West, 336.13 feet;
Thence North 81°31'31" East, 111.15 feet;
Thence North 8°28'29" West, 292.72 feet to a point on the Southerly right-of-way line of State Route 20, the
Terminus of this line description;

EXCEPT that portion of said Tracts A and B, conveyed to the State of Washington by Warranty Deeds recorded under Auditor's File No. 9801020062 and No. 9801020063, records of Skagit County, Washington.

TOGETHER WITH an undivided one-eighth interest in Tract E of Skagit County Short Plat No. 13-81, revised, as approved April 10, 1981, and recorded April 27, 1981, in Volume 5 of Short Plats, pages 61 and 62, under Auditor's File No. 8104270038, records of Skagit County, Washington; being a portion of Government Lot 5, Section 7, Township 34 North, Range 2 East, W.M.

ALSO TOGETHER with a non-exclusive easement for ingress, egress and utilities over, across and under that certain 20-foot wide strip of land described on Easement document recorded May 14, 2018 as Auditor's File No. 201805140123.

Situated in Skagit County, Washington.

EXHIBIT B

19-2727-KS

1. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Oak Harbor, a Municipal Corporation

Dated: February 4, 1971

Recorded: February 22, 1972

Auditor's No.: 764353

Purpose: Right-of-way and Easement to construct, maintain and operate a water line and appurtenances

Area Affected: Portion of subject property

The interest of the City of Oak Harbor has been assigned to the State of Washington on May 18, 1998 under Auditor's File No. 9805180114.

2. 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: Short Plat No. 13-81

Recorded: April 27, 1981

Auditor's No.: 8104270038

3. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington

Dated: January 23, 1998

Recorded: March 4, 1998

Auditor's No.: 9803040044

Purpose: Drainage

4. 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: Survey

Recorded: October 31, 2000

Auditor's No.: 2000103100

5. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded January 2, 2018 under Auditor's File No. 201801020013.

6. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Mark J. Lunz, et ux

Recorded: May 24, 2018

Auditor's No. 201805240091

Purpose: Ingress, egress and utilities

Area Affected: A 20-foot strip of land described therein

Said Easement is a rerecording of Auditor's File No. 201805140123

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