

When recorded return to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2014

Jun 09 2020

Amount Paid \$3045.00
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Reid Williams and Laura Williams, husband and wife,

GNW 20-5298

for and in consideration of ten dollars and other valuable consideration

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

Ptn. Gov. Lot 5, Section 7, Township 34 North, Range 2 East (aka Ptn. Tracts A & B SP 13-81)

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): P20051; 340207-0-010-0207

Statutory Warranty Deed
LPB 10-05

Order No.: 20-5298-KS

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Dated: 6/4/2020

[Signature]
Reid Williams
[Signature]
Laura Williams

STATE OF WASHINGTON
COUNTY OF SKAGIT

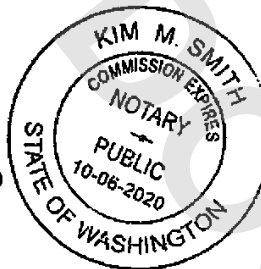
I certify that I know or have satisfactory evidence that Reid Williams and Laura Williams are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 4 day of June, 2020

[Signature]
Signature

Notary
Title

My appointment expires: 10-6-2020



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 6794 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, described as follows:

BEGINNING in the Southwest corner of said Tract B;
Thence South 89°1'27" East, 226.13 feet;
Thence North 82°29' West, 241.76 feet;
Thence South 81°31'31" West, 118.40 feet;
Thence North 82°29' West, 336.13 feet;
Thence North 81°31'31" East, 111.15 feet;
Thence North 82°29' West, 292.72 feet;
Thence South 67°14'00" West, 110.63 feet;
Thence North 183°44' West, 10.00 feet;
Thence South 71°25'16" West, 200.00 feet;
Thence North 183°44' West, 10.00 feet;
Thence South 71°25'16" West, 47.89 feet;
Thence South 183°2'44" East, 794.60 feet to the POINT OF BEGINNING.

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.

Situated in Skagit County, Washington.

EXHIBIT B

20-5298-KS

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. 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

Statutory Warranty Deed
LPB 10-05

Order No.: 20-5298-KS

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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.

11. 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

12. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington
Dated: January 23, 1998
Recorded: March 4, 1998
Auditor's No.: 9803040044
Purpose: Drainage

13. 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.: 200010310087

14. 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