

When recorded return to:

Michael Leroy Clevenger, II and Issaree A. Clevenger

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2019

Jun 09 2020

Amount Paid \$9518.00

Skagit County Treasurer

By Marissa Guerrero Deputy

**STATUTORY WARRANTY DEED** GNW 20-4841

THE GRANTOR(S) Steven J. Morris and Nicki M. Morris, Trustees of the MORRIS LIVING TRUST, dated February 25, 2019, ,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Michael Leroy Clevenger, II and Issaree A. Clevenger, 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 18 through 20, Block 5, FIRST ADDITION TO THE CITY OF ANACORTES

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): P57200; 3788-005-020-0007

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-4841-KS

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Dated: June 5, 2020

Morris Living Trust

By: 

Steven J. Morris, Trustee

By: 

Nicki M. Morris, Trustee

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Steven J. Morris and Nicki M. Morris are the persons who appeared before me, and said persons acknowledged that they signed this instrument and are Trustees of the MORRIS LIVING TRUST dated February 25, 2019 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 5 day of June, 2020

Kim M. Smith  
Signature

notary  
Title

My appointment expires: 10-6-2020



Statutory Warranty Deed  
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**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 2216 Commercial Avenue, Anacortes, WA 98221  
Tax Parcel Number(s): P57200; 3788-005-020-0007

**Property Description:**

Lot 18 through 20, Block 5, "FIRST ADDITION TO THE CITY OF ANACORTES, SKAGIT CO.,  
WASHINGTON", as per plat recorded in Volume 1 of Plats, page 24, records of Skagit County, Washington.

**EXHIBIT B**

20-4841-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. 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:

Name: First Addition to the City of Anacortes

Recorded: February 5, 1890

Auditor's No.: Volume 1, Page 24, official records of Skagit County

Statutory Warranty Deed  
LPB 10-05