

When recorded return to:

Luke Peter Larson and Luke Peter Larson
2119 32nd Street
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-2218
Jun 19 2020
Amount Paid \$3685.00
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

GNW 20-5674

THE GRANTOR(S) Ray Wilbur, as his separate estate,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Luke Peter Larson and Suzanna Rose Larson, 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: Property 1:
Lots 1, 2 & Ptn Lot 3, Block 13, KELLOGG & FORD'S ADDITION TO 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): P 57760

Statutory Warranty Deed
LPB 10-05

Order No.: 20-5674-KS

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Dated: 6-15-2020

Ray Wilbur
Ray Wilbur

STATE OF WASHINGTON
COUNTY OF SKAGIT

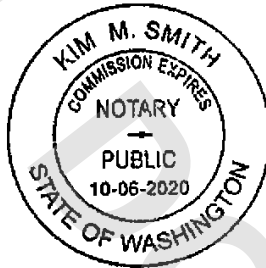
I certify that I know or have satisfactory evidence that Ray Wilbur is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 15 day of June, 2020

Kim M. Smith
Signature

notary
Title

My appointment expires: 10-6-2020



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 2119 32nd Street, Anacortes, WA 98221
Tax Parcel Number(s):

Property Description:

Lots 1, 2 and the West ½ of Lot 3, Block 13, "KELLOGG & FORD'S ADDITION TO ANACORTES, WASHINGTON", as per plat recorded in Volume 1 of Plats, page 41, records of Skagit County, Washington.

Statutory Warranty Deed
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EXHIBIT B
20-5674-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:

Name: Kellogg & Ford's Addition to Anacortes
Recorded: March 14, 1890
Auditor's No.: Volume I of Plats, Page 41

2. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Anacortes
And: Earl Dorman Cooley, et ux, and R. C. Kipp, et ux, et al
Dated: November 5, 1968
Recorded: March 27, 1970
Auditor's No: 737329, in Vol. 44 of Official Records, page 296
Regarding: Sewer and water line extensions

Statutory Warranty Deed
LPB 10-05

Order No.: 20-5674-KS

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