

When recorded return to:

John Eric Friedrichsen and Julie Marie Friedrichsen
700 Haddon Road
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2302

Jun 25 2020

Amount Paid \$13469.60

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620042508

CHICAGO TITLE
020042508

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas M. Doyle and Stacia L. Doyle, Trustees, or successor Trustee(S) of the Thomas M. Doyle and Stacia L. Doyle Trust, Dated April 17, 2018

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to John Eric Friedrichsen and Julie Marie Friedrichsen, husband and wife as joint tenants

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 3, Short Plat No. ANA-94-001, approved September 12, 1994, recorded September 15, 1994, in Book 11 of Short Plats, pages 113 and 114, under Auditor's File No. 9409150037 and being a portion of Government Lot 4, Section 30, Township 35 North, Range 2 East, W.M.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P109246 / 350230-3-145-0300

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

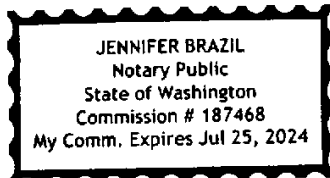
STATUTORY WARRANTY DEED
(continued)

Dated: June 13, 2020

Thomas M. Doyle and Stacia L. Doyle, Trustees, or Successor Trustee(S) of the Thomas M. Doyle and Stacia L. Doyle Trust, Dated April 17, 2018

BY: Thomas M. Doyle
Thomas M. Doyle, TrusteeBY: Stacia L. Doyle
Stacia L. Doyle, TrusteeState of WA
County of Skagit

I certify that I know or have satisfactory evidence that Thomas M. Doyle
and Stacia L. Doyle
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of Thomas M. Doyle and Stacia L. Doyle Trust, Dated April 17, 2018 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6-23-2020

Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"
Exceptions

1. Covenant not to oppose future Local Improvement District including the terms, covenants and provisions thereof

Recording Date: June 9, 1995
Recording No.: 9506090072
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Skagit County Short Plat No. 94-004:

Recording No: 9409150037
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Robert Burns and Patti Burns, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: September 22, 1997
Recording No.: 9709220084
4. Agreement regarding Road maintenance and cost sharing covenant including the terms, covenants and provisions thereof

Recording Date: October 29, 1997
Recording No.: 9710290105
5. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,

Recording Date: September 15, 1994
Recording No.: 9409150037
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by Anacortes.
8. City, county or local improvement district assessments, if any.

An agreement recorded March 28, 2016 at 201603280127 which states that this instrument

EXHIBIT "A"
Exceptions
(continued)

was subordinated to the document or interest described in the instrument

Recording Date:
Recording No: 201603280126,