

When recorded return to:

Ryan T. Westerman and Shannon M. Westerman
1319 34th Street
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043139

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2614

Jul 14 2020

Amount Paid \$8539.00
Skagit County Treasurer
By Heather Beauvais Deputy

CHICAGO TITLE CO.
620043139
STATUTORY WARRANTY DEED

THE GRANTOR(S) Faith McKeen, Personal Representative of the Estate of Peter Witheford
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Ryan T. Westerman and Shannon M. Westerman, a married
couple

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

LOTS 9 AND 10, BLOCK 3, HAGADORN'S & STEWART'S FIRST ADDITION TO THE CITY OF
ANACROTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS,
PAGE 37, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P119068 / 3792-003-010-0000

Subject to:

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

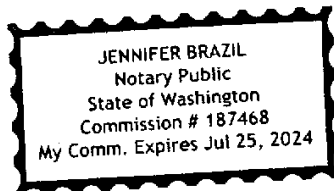
STATUTORY WARRANTY DEED
(continued)

Dated: July 10, 2020

Estate of Peter Witheford

BY: Faith McKeen
Faith McKeen
Personal RepresentativeState of WACounty of SkagitI certify that I know or have satisfactory evidence that Faith McKeen

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 Personal Representative of Estate of Peter Witheford to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7-13-2020

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. 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 Plat of Hagadorn's & Stewart's First Addition to the City of Anacortes:

Recording No: Volume 1 Page 37

2. Agreement and the terms and conditions thereof:

Executed by: City of Anacortes, a municipal corporation and CC&R Development, LLC
Recording Date: January 2, 2002
Recording No.: 200201020077

3. Notice of Additional Tap and Connection Charges and the terms and conditions thereof:

Recording Date: January 31, 2002
Recording No.: 200201310120

4. Encroachment Agreement and the terms and conditions thereof:

Executed by: City of Anacortes and Strandberg Construction Inc.,
Recording Date: April 29, 2002
Recording No.: 200204290287

5. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: March 8, 2002
Recording No.: 200203080008

6. 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 survey:

EXHIBIT "A"

**Exceptions
(continued)**

Recording No: 200202200090

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Anacortes.