

When recorded return to:

Susan Kallal
_4512 Shelby Court
Anacortes, Wa. 98221_

STATUTORY WARRANTY DEED GNW 20-6732

THE GRANTOR(S) Bart L. Crowder and Brooke A. Crowder, husband and wife, 710 Fort Casey Road, Coupeville, WA 98239,

for and in consideration of ten dollars and other valuable consideration
in hand paid, conveys, and warrants to Susan Kallal, a married ^{woman} ~~person~~, as her ~~sole and~~ separate property
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 6, PLAT OF PARKSIDE

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): P99084/4552-000-006-0005

Dated: August 19, 2020

[Signature]
Bart L. Crowder

[Signature]
Brooke A. Crowder

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3217

Aug 20 2020

Amount Paid \$14502.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 20-6732-SJ

STATE OF WASHINGTON
COUNTY OF ISLAND

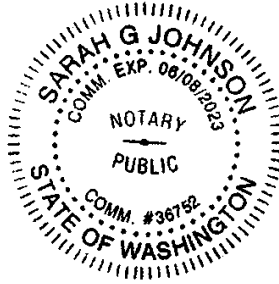
I certify that I know or have satisfactory evidence that Bart L Crowder and Brooke A Crowder is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 19th day of August, 2020

Sarah G Johnson
Signature

Notary
Title

My appointment expires: 6-8-23



Statutory Warranty Deed
LPB 10-05

Order No.: 20-6732-SJ

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 4512 Shelby Court, Anacortes, WA 98221
Tax Parcel Number(s):

Property Description:

Lot 6, "PLAT OF PARKSIDE", according to the plat thereof recorded in Volume 14 of Plats, pages 170 through 174 records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-6732-S1

EXHIBIT B

20-6732-SJ

1. Reservations contained in Deed from the State of Washington recorded under Auditor's File No. 78125, reserving to the Grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

2. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company

Dated: August 30, 1990

Recorded: September 6, 1990

Auditor's No: 9009060042

Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

3. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: May 30, 1991

Recorded: May 30, 1991

Auditor's No: 9105300048

Executed by: Puget Sound Development, a Partnership

Said covenants were amended by document recorded under Auditor's File Nos. 9202060046, 200005260127 (a re-recording of 199909160014), 200108310164 and 201408220089.

4. 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:

Plat/Subdivision Name: Parkside

Recorded: March 25, 1991

Auditor's No: 9103250003

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

Crowder and Brooke A. Crowder, husband and wife to Northwest Trustee Services LLC as trustee and Wells Fargo Bank, N.A., as beneficiary, recorded May 18, 2015, as Auditor's File No. 201505180146.

9. General Taxes:

Year: 2020

Amount Billed: \$6942.90

Amount Paid: \$3,471.49

Tax Account No.: P99084/4552-000-006-0005

Said taxes will not become delinquent if paid on or before October 31st

Statutory Warranty Deed
LPB 10-05

Order No.: 20-6732-SJ