

When recorded return to:

Luevanos Properties, LLC
4305 Marine Heights Way
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4314

Oct 19 2020

Amount Paid \$8450.00
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

GNW 20-7207

THE GRANTOR(S) Esteban A. Sanchez* and Gudelia P. Sanchez, husband and wife, ,
who acquired title as Estaban A Sanchez

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Luevanos Properties, LLC, a Washington Limited Liability Company

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:

Ptn. Lots 1-3, Block 8, 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): P57213/3788-008-003-0002

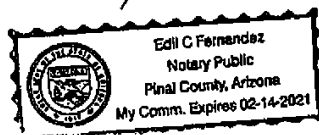
Statutory Warranty Deed
LPB 10-05

Order No.: 20-7207-KS

Page 1 of 4

Dated: 10/14/2020
ES Estaban A. Sanchez
Gudelia P. SanchezSTATE OF ARIZONA
COUNTY OF

I certify that I know or have satisfactory evidence that Estaban A Sanchez and Gudelia P Sanchez are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 14 day of October, 2020
SignatureNOTARY PUBLIC
TitleMy appointment expires: 02/14/2021

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 2302 Commercial Avenue, Anacortes, WA 98221
Tax Parcel Number(s): P57213/3788-008-003-0002

Property Description:

The North 70 feet of Lots 1, 2 and 3, Block 8, "FIRST ADDITION TO THE CITY OF ANACORTES", according to the plat thereof recorded in Volume 1 of Plats, page 24, records of Skagit County, Washington.

EXHIBIT B

20-7207-KS

1. 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 named Survey recorded May 24, 1990 as Auditor's File No. 9005240047.

2. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes

And: Irv York

Dated: August 2, 1990

Recorded: August 15, 1990

Auditor's No.: 9008150079

Regarding: Permitted encroachments

3. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes

And: Irving York, et ux

Dated: October 20, 1997

Recorded: October 21, 1997

Auditor's No.: 9710210064

Regarding: Permitted encroachments

4. LANDSCAPE EASEMENT AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Esteban A. Sanchez and Gudelia P. Sanchez

And: Edward Lee Atwood Jr. and Sarah L. Atwood

Dated: April 17, 2018

Recorded: May 8, 2018

Auditor's No.: 201805080039