

**When recorded return to:**  
Jonathan E. Fay and Karen A. Fay  
6744 Carolina Street  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4463

Oct 27 2020

Amount Paid \$12900.00  
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

**CHICAGO TITLE**  
**020043808**

Escrow No.: 620043808

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) David J. Akland and Nancy R. Akland, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Jonathan E. Fay and Karen A. Fay, a married couple

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

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

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

Lot(s): 1 through 8, Block: 142, Fidalgo City

Tax Parcel Number(s): P73184 / 4101-142-008-0002

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

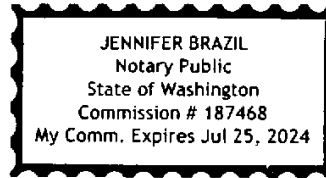
Dated: October 23, 2020

*David J. Akland*  
David J. Akland  
*Nancy R. Akland*  
Nancy R. Akland

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that David J. Akland and Nancy R. Akland 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 this instrument.

Dated: 10-23-2020  
*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"**  
Legal Description

**For APN/Parcel ID(s): P73184 / 4101-142-008-0002**

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All of Lots 1 through 8, inclusive, Block 142, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

TOGETHER WITH all of the vacated alley in said Block 142 lying Westerly of and adjacent to said Lots 1 through 8, inclusive.

TOGETHER WITH the West ½ of Highland Avenue adjacent to Lots 1 through 8, inclusive, Block 142, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

ALSO, that portion of the South ½ of 4th Street lying East of the centerline of the vacated alley in Block 142 and lying West of the centerline of Highland Avenue, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
Exceptions

1. Public or private easements, if any, over vacated portion of said premises.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Kurt R. Keller and Lori A. Keller, husband and wife  
Purpose: ingress, egress and utilities and the construction of road improvements, including drainage works  
Recording Date: June 1, 2006  
Recording No.: 200606010105
3. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,  
  
Recording Date: August 1, 2017  
Recording No.: 201708010013  
Affects: Northerly line
4. 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:  
  
Recording No: 201506290122
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.

