

When recorded return to:

Rebecca Launius-Brown and Diana Givens Hunt
807 22nd Street
Anacortes, WA 98221

STATUTORY WARRANTY DEED

GNW 20-7098

THE GRANTOR(S) Debra Flewelling and Keith Flewelling, wife and husband,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to ~~Rebecca Launius-Brown~~ a single person and ~~Diana Givens Hunt~~, a single person, each as their separate estate *Rebecca Launius-Brown **Diana Givens Hunt

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 7 Block 9, Nelson's to 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): P118166/3807-009-007-0100

Dated: 9/29/2020

Debra Flewelling
Debra Flewelling
Keith Flewelling
Keith Flewelling

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020
OCT 29 2020

Amount Paid \$ 106.50
Skagit Co. Treasurer
By ML Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

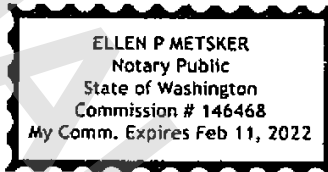
I certify that I know or have satisfactory evidence that Debra Flewelling and Keith Flewelling are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: ^{September} 29 day of October, 2020 ^{2PM}


Signature

WA STATE NOTARY
Title

My appointment expires: 2/11/2022



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 807 22nd Street, Anacortes, WA 98221

Tax Parcel Number(s):

Property Description:

**LOTS 7, BLOCK 9, NELSON'S ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 2 OF PLATS, PAGE 102, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**Statutory Warranty Deed
LPB 10-05**

Order No.: 20-7098-KS

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EXHIBIT B

20-7098-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 Nelson's to Anacortes recorded January 14, 1890 in Book of Maps Volume 2, page 102, Official Records of Island County.

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".

2. 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 David Welch Survey recorded March 27, 2000 as Auditor's File No. 200003210149.