

When recorded return to:

Christopher Gerwels and Chihlin Chen  
4512 Shelby Court  
Anacortes, WA 98221

**STATUTORY WARRANTY DEED**

GNW 20-8008

THE GRANTOR(S) Susan Kallal, as her separate estate, 1164 Brookstone Drive, Bellingham, WA 98229,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Christopher Gerwels and Chihlin Chen, a married couple

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: Property 1:  
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

Dated: 10/27/20

Susan Kallal  
Susan Kallal

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4529

Oct 30 2020

Amount Paid \$15125.00

Skagit County Treasurer

By Bridget Ibarra Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-8008-TJ

Page 1 of 4

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Susan Kallal 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: 27<sup>th</sup> day of October, 2020

Shelly A. Varner  
Signature

Notary  
Title

My appointment expires: 01/24/2024



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 4512 Shelby Court, Anacortes, WA 98221  
Tax Parcel Number(s): P99084

**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.

**EXHIBIT B**

20-8008-TJ

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".

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-8008-TJ

Page 4 of 4.