

When recorded return to:

John Henry Swapp
13443 Driver Street
Anacortes, WA 98221

STATUTORY WARRANTY DEED

GNW 20-8205

THE GRANTOR(S) P. Anne Magnuson who acquired title as P. Anne Austin who also appears of record as P. Annie Austin, Patricia Anne Austin, Annie Austin and Patricia Anne Magnuson and Keith W. Magnuson, a married couple, _____,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to John Henry Swapp, a single person as his separate estate

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:
Lts 7-8, Blk 2, Sound View to Similk Beach
+ Lt 6 PAM KM

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): ^{P69338/4004-002-006-0008}
P69339/4004-002-008-0006

Dated: 11-24-2020

[Signature]
P. Anne Magnuson

[Signature]
Keith W. Magnuson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-5095
Nov 30 2020
Amount Paid \$4805.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Statutory Warranty Deed
LPB 10-05

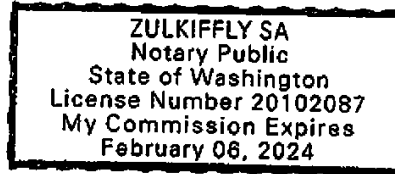
STATE OF WASHINGTON
COUNTY OF KING

I certify that I know or have satisfactory evidence that P. Anne Magnuson and Keith W. Magnuson 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: 24 day of November, 2020

Zulkifly S
Signature

Notary Public
Title



My appointment expires: Feb 6, 2024

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 13443 Driver Road, Anacortes, WA 98221

Tax Parcel Number(s):

Property Description:

LOTS 6, 7 AND 8, BLOCK 2, "SOUND VIEW ADDITION TO SIMILK BEACH", ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 55, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-8205-KS

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EXHIBIT B

20-8205-KS

1. Restrictive covenants contained in Deeds under which title is claimed from the Similk Beach Development Company, as follows:

- a.) All buildings must be painted, stained or stuccoed within 90 days from time they are moved upon or erected upon the premises herein conveyed, except such buildings as are built with logs, stones, or other natural or unfinished material, which buildings may be left in their natural state.
- b.) All buildings shall be set back not less than 20 feet from the front property line.
- c.) Said premises shall not at any time be used by any person to carry on any mercantile or other business for gain or profit.
- d.) No open toilets shall be constructed or used.
- e.) All chimneys and flues built and constructed upon said property shall be built of either brick or stone.
- f.) There shall be no camping or tenting by third parties upon said premises without consent of seller first obtained.

2. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by The Similk Beach Development Co., a Corporation, recorded February 19, 1931 as Auditor's File No. 241220.

Above covenants, conditions and restrictions were amended and recorded June 8, 1931 and November 17, 1932 as Auditor's File No. 243947 and 253639.

3. Agreement, affecting subject property, regarding maintenance & operation of the TRD1000 Wastewater System and the terms and provisions thereof between Advanced Septic Treatment Systems, Inc. and Keith Magnuson and Annie Austin, recorded September 14, 2007 as Auditor's File No. 200709140107.

4. Easement, affecting a portion of subject property for the purpose of maintain the septic/drain field including terms and provisions thereof granted to Natalie Plecque recorded June 23, 2010 as Auditor's File No. 201006230042

5. Lot certification, including the terms and conditions thereof, recorded November 6, 2019 as Auditor's File No. 201911060090. Reference to the record being made for full particulars. The company makes no determination as to its affects.