

When recorded return to:

Paul Knapik  
52761 Railroad Avenue  
Rockport, WA 98283

## STATUTORY WARRANTY DEED GNW 20-8730

THE GRANTOR(S) Debra R. Gatti and David Gene Buchanan, each as their separate estate, 1227 Bradley Court, Burlington, WA 98233,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Paul Knapik, an unmarried person

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 5, Block 2, ROCKPORT, WN

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): P75160

Dated: 12-14-2020

David Gene Buchanan

David Gene Buchanan

Debra R. Gatti

Debra R. Gatti

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5409

Dec 18 2020

Amount Paid \$1765.00

Skagit County Treasurer

By Bridget Ibarra Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-8730-KH

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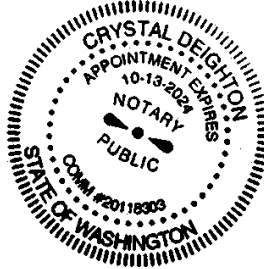
STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that David Gene Buchanan and Debra R. Gatti 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: 17<sup>th</sup> day of December, 2020

Crystal Deighton  
Signature

Escrow Assistant  
Title



My appointment expires: 10-13-2024

Statutory Warranty Deed  
LPB 10-05

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

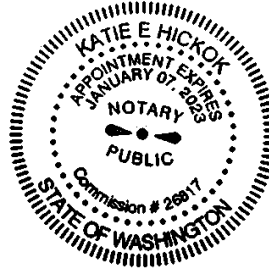
I certify that I know or have satisfactory evidence that David Gene Buchanan and ~~Debra R. Gatti~~ is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 14<sup>th</sup> day of December, 2020

  
Signature

Notary  
Title

My appointment expires: 1-7-23



Statutory Warranty Deed  
LPB 10-05

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**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 52761 Railroad Avenue, Rockport, WA 98283  
Tax Parcel Number(s):

**Property Description:**

Lot 5, Block 2, "ROCKPORT, WN,," as per plat recorded in Volume 3 of Plans, page 79, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed  
LPB 10-05

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**EXHIBIT B**

20-8730-KH

1. 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:

Name: Rockport

Recorded: June 7, 1909

Auditor's No.: 74041 (Vol. 3, Page 79 of Plats)

2. Lot certification, including the terms and conditions thereof, recorded February 18, 2011 as Auditor's File No. 201102180059. Reference to the record being made for full particulars. The company makes no determination as to its affects.

Statutory Warranty Deed  
LPB 10-05

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