

When recorded return to:

Mark Neil Steiger and Carol Ann Steiger

3910 B Avenue
Anacortes, WA 98221

STATUTORY WARRANTY DEED

GNW 20-8686

THE GRANTOR(S) David H. Johnson and Susan L. Johnson, husband and wife,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Mark Neil Steiger and Carol Ann Steiger, 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:

Lots 24-26 and Ptn. 27, Block 5, SEATTLE SYNDICATE'S FIRST ADD.

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): P58803/3813-005-027-0009

Dated: 12-17-2020

David H. Johnson
David H. Johnson

Susan L. Johnson
Susan L. Johnson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5420

Dec 18 2020

Amount Paid \$10105.40

Skagit County Treasurer

By Bridget Ibarra Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 20-8686-KS

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STATE OF WASHINGTON
COUNTY OF SKAGIT

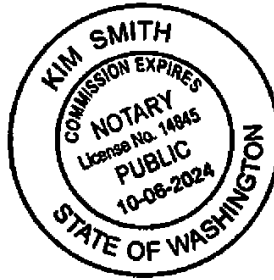
I certify that I know or have satisfactory evidence that David H. Johnson and Susan L. Johnson are the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 17 day of December, 2020

Kim M. Smith
Signature

Notary
Title

My appointment expires: 10-6-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 3910 Q Avenue, Anacortes, WA 98221

Tax Parcel Number(s):

Property Description:

Lots 24, 25, 26 and 27, EXCEPT the North 12 feet of Lot 27, Block 5, "SEATTLE SYNDICATE'S FIRST ADDITION TO THE CITY OF ANACORTES", according to the plat thereof recorded in Volume 1 of Plats, page 25, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

20-8686-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:

Name: Seattle Syndicate's First Addition to the City of Anacortes

Recorded: February 5, 1890

Auditor's No.: Volume 1 of Plats, Page 25

2. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Wayne J. Soucy and Maureen Soucy, husband and wife

Recorded: FEBRUARY 27, 1976

Auditor's File No.: 830822

As Follows:

SUBJECT to restriction that with the exception of a chimney no portion of any structure shall extend vertically above a horizontal plane extending across said property from a point 12 feet above the lowest point on the ground as it now exists on the Southern boundary of said property nor shall vegetation be allowed to grow above said plane.