

When recorded return to:

Forbes A. Hansen
1306 Broadview Dr
Anacortes, WA 98221

POOR ORIGINAL

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donelda L. Coleman, as her separate estate, and as
surviving spouse of Douglas W Coleman
for and in consideration of ten dollars and other valuable consideration

GNW 20-8545

in hand paid, conveys, and warrants to Forbes A. Hansen, a single 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:

Lot 8, "Broadview Addition to the City of 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): P56918; 3777-000-008-0007

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5624

Dec 31 2020

Amount Paid \$4805.00
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

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Dated: December 21, 2020

Donelda L. Coleman
Donelda L. Coleman

STATE OF OREGON
COUNTY OF Washington

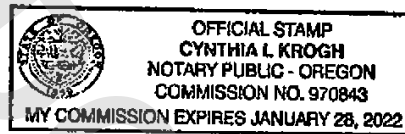
I certify that I know or have satisfactory evidence that Donelda L. Coleman is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 21 day of December, 2020

Cynthia L. Krogh
Signature

Notary Public
Title

My appointment expires: 1-28-22



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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1306 Broadview Drive, Anacortes, WA 98221

Tax Parcel Number(s):

Property Description:

Lot 8, "Broadview Addition to the City of Anacortes," as per plat recorded in Volume 7 of Plats, page 22, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

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EXHIBIT B

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1. "Any invalidity, unenforceability, lack of priority, adverse claim, or other matter created by or arising out of the recording of copies of electronic original documents in the Public Records."

2. "Any defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the inaccessibility of the Skagit County recording office, including, but not limited to, (i) an inability to search the Public Records, (ii) any delay in recordation of the documents vesting Title or creating the lien of the Insured Mortgage in the Public Records, or (iii) any claim based on an assertion that the recording of the Insured Mortgage failed to be timely."

This Exception will be deleted if the County Offices are open on the day of Closing.

3. 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 Broadview Addition to the City of Anacortes recorded September 16, 1954 as Auditor's File No. 506534.

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".

4. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Cornelius Meenan, Florence Meenan, husband and wife, and Modern Home Builders, Inc., recorded September 7, 1954 as Auditor's File No. 506619.

5. Easement, affecting a portion of subject property for the purpose of pipe line, pole line for telephone or power line including terms and provisions thereof, recorded January 8, 1926 as Auditor's File No. 190541

Statutory Warranty Deed
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