

**When recorded return to:**  
Daniel J Root and Michelle A. Root  
374 Cessna Ave  
Friday Harbor, WA 98250

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-119

Jan 11 2021

Amount Paid \$5605.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

**CHICAGO TITLE COMPANY**

620045568

Escrow No.: 245435004

### STATUTORY WARRANTY DEED

THE GRANTOR(S) W. Patrick Knight, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Daniel J Root and Michelle A. Root, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

Unit 1306, H Avenue Townhomes, a residential condominium, according to the Declaration thereof recorded October 21, 2020, under Auditor's File No. 202010210170, and any amendments thereto, and Survey Map and Plans recorded October 21, 2020, under Auditor's File No. 202010210169, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington

Abbreviated Legal: Unit 1306, H Avenue Townhomes

Tax Parcel Number(s): 135304 / 6078-000-001-00001,

STATUTORY WARRANTY DEED  
(continued)

Dated: January 7, 2021

W. Patrick Knight  
W. Patrick Knight

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that W. Patrick Knight is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

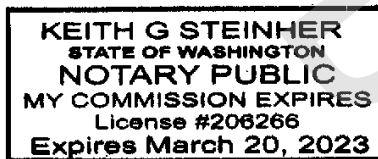
Dated: 1-8-2021

Keith G. Steinhilber  
Name: Keith G. Steinhilber

Notary Public in and for the State of WA

Residing at: Bellingham

My appointment expires: 3-20-23



**STATUTORY WARRANTY DEED**

(continued)

**SPECIAL EXCEPTIONS**

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on ANACORTES SHORT PLAT NO. AN-91-006:

Recording No: 9201220067

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Boundary Line Adjustment: Recording No: 9506230061

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Allknight's Addition to Anacortes:

Recording No: 9607030064

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on H Avenue Townhomes:

Recording No: 202010210169

5. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable

**STATUTORY WARRANTY DEED**

(continued)

law.

Entitled: Condominium Declaration Containing Covenants, Conditions, Restrictions and Reservations for H Avenue Townhomes, a residential condominium Recording Date: October 21, 2020

Recording No.: 202010210170

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Puget Sound Power & Light Company, a Massachusetts corporation

Purpose: Utility lines Recording Date: March 19, 1958

Recording No.: 563421

Affects: Portion of said premises

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Anacortes School District

Purpose: Ingress and egress Recording Date: July 13, 1967

Recording No.: 701948

Affects: Portion of said premises

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress, egress and utilities Recording Date: September 20, 1995

Recording No.: 9509200064

Affects: Portion of said premises

9. City, county or local improvement district assessments, if any.

10. Assessments, if any, levied by City of Anacortes.