

POOR ORIGINAL

When recorded return to:

C&J Wilkerson, LLC
23460 Hoogdal Road
Sedro Wolley, WA 98284SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-444

Feb 01 2021

Amount Paid \$5605.00
Skagit County Treasurer
By Chelsea Stalcup Deputy**STATUTORY WARRANTY DEED**

GNW 20-8212

THE GRANTOR(S) Charles L. Batchelor and Carolyn R. Batchelor, husband and wife,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to C&J Wilkerson, LLC, a Washington Limited Liability Company
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 20, Block 4, AMENDED PLAT OF SHANNON'S FIRST ADDITION & Lots 13-15, Block 4, HENSLER'S
FIRST ADDITIONThis 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): P58881/3814-004-020-0008; P57331/3794-004-015-0009

Dated: January 12, 2021Charles L. Batchelor

Charles L. Batchelor

Carolyn R. Batchelor

Carolyn R. Batchelor

Statutory Warranty Deed
LPB 10-05

Order No.: 20-8212-KS

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Charles L Batchelor and Carolyn R Batchelor 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: 12 day of January, 2021

Kim Smith
Signature

Notary
Title

My appointment expires: 10-6-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 904 26th Street, Anacortes, WA 98221
Tax Parcel Number(s):

Property Description:

Parcel A:

Lot 20, Block 4, "AMENDED PLAT OF SHANNON'S FIRST ADDITION TO THE CITY OF ANACORTES",
as per plat recorded in Volume 3 of Plats, pages 8, records of Skagit County, Washington.

Parcel B:

Lots 13, 14 and 15, Block 4, "PLAT OF HENSLER'S FIRST ADDITION TO THE CITY OF ANACORTES,
SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 46, records of Skagit County, Washington.

EXHIBIT B

20-8212-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: Amended Plat of Shannon's First Addition
Recorded: May 20, 1892
Auditor's No.: Volume 3 of Plats, Page 8

2. 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: Hensler's First Addition to the City of Anacortes
Recorded: June 27, 1905
Auditor's No.: Volume 3 of Plats, page 46