

When recorded return to:

Bruce Flanagan and Joan Flanagan
3706 West 2nd St.
Anacortes, WA 98221SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-767

Feb 23 2021

Amount Paid \$3941.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

GNW 20-8658

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert G. Laatz and Helen A. Laatz, Trustees of Robert G. Laatz Family Trust dated May 11, 1999,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Bruce Flanagan and Joan Flanagan, 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 6-10 Block 1202, NORTHERN PACIFIC ADDITION

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): P58270/3809-202-010-0108

Dated: January 30, 2021

Robert G. Laatz Family Trust dated May 11, 1999

By: Robert G. Laatz
Robert G. Laatz, TrusteeBy: Helen A. Laatz
Helen A. Laatz, Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT

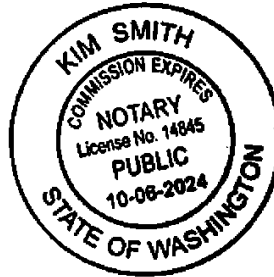
I certify that I know or have satisfactory evidence that Robert G. Laatz and Helen A. Laatz, G. Laatz Family are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledge it as the Trustees of the Robert G. Laatz Trust dated May 11, 1999 to be the free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

Dated: 30 day of January, 2021
~~December, 2020~~

Kim Smith
Signature

notary
Title

My appointment expires: 10-6-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: NHN Oaks View Lane, Anacortes, WA 98221
Tax Parcel Number(s):

Property Description:

Lots 6, 7, 8, 9 and 10 Block 1202, "NORTHERN PACIFIC ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-8658-KS

Page 3 of 5

EXHIBIT B

20-8658-KS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

9. 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 Plat of Northern Pacific Addition to Anacortes recorded March 4, 1891, in Volume 2 of Plats, Pages 9-11, official records of Skagit County.

10. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Park Estates Development Company, a limited partnership, recorded November 24, 1954, as Auditor's File No. 509693.

11. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded August 22, 2014 as Auditor's File No. 201408220082 .

Statutory Warranty Deed
LPB 10-05

Order No.: 20-8658-KS

Page 4 of 5

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.