

When recorded return to:

Steven L. Mouras and Victoria A. Mouras

5703 Harrison Avenue
Anacortes, WA 98221

STATUTORY WARRANTY DEED

GNW 20-7383

THE GRANTOR(S) Mark O. Pedersen, ~~as his separate estate~~ and Larissa Mansfield,
husband and wife
for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Steven L. Mouras and Victoria A. Mouras, 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:

Ptn Lots 1-3, Block 11, First Plat of Ship Harbor

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): P107792/3816-011-004-0100

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-824

Feb 26 2021

Amount Paid \$12989.00
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

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Dated: February 19, 2021

Mark O. Pedersen
Mark O. Pedersen

Larissa Mansfield
Larissa Mansfield

STATE OF WASHINGTON
COUNTY OF SKAGIT

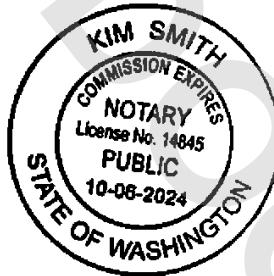
I certify that I know or have satisfactory evidence that Mark O. Pedersen and Larissa Mansfield are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 19 day of February, 2021

Kim Smith
Signature

Notary
Title

My appointment expires: 10-6-2024



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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 5703 Harrison Avenue, Anacortes, WA 98221

Tax Parcel Number(s):

Property Description:

The East 27 feet of Lots 1 to 3, inclusive, Block 11, "FIRST PLAT OF SHIP HARBOR" according to the plat thereof recorded in Volume 1 of Plats, page 13, records of Skagit County, Washington;

TOGETHER WITH the Westerly 50 feet of Morton Street lying South of the South line of Harrison Avenue and North of the North line of Lot 4, Block 11, "FIRST PLAT OF SHIP HARBOR" extended East, as would attach thereto by operation of law by vacation under Ordinance No. 2730 and recorded under Auditor's File No. 9508150087, records of Skagit County, Washington.

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

EXHIBIT B

20-7383-KS

1. 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: First Plat of Ship Harbor
Recorded: December 29, 1888
Auditor's No.: Vol 1 of Plats Page 13

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: First Plat of Ship Harbor
Recorded: December 29, 1888
Auditor's No.: Vol 1 of Plats Page 13

3. 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: Survey for Lance Williams and Dauni Connington
Recorded: September 14, 1995
Auditor's No.: 9509140088

4. 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: Survey for Robert Fraser
Recorded: August 17, 2006
Auditor's No.: 200608170128

5. Private rights of access and utilities, if any, over vacated streets lying within the subject property.

6. Regulatory notice/agreement regarding Encroachment Agreement that may include covenants, conditions and restrictions affecting the subject property, recorded July 17, 2019 as Auditor's File No. 201907170030 .

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.

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7. Matters of ALTA Mortgagee Policy coverage, which are dependent upon our inspection for determination of insurability AND either (a.) or (b.) below:

(a.) A finding that there are no broken priority issues to be resolved.

(b.) A finding that there are broken priority issues that have been resolved to the standards of our underwriter.

If priority is known to be broken, we should be informed immediately in order that we can determine the underwriter's requirements for insuring through said situation.