

When recorded return to:

Robert J. Gleason and Carolyn N. Gleason
15726 21st Avenue SE
Mill Creek, WA 98012

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-873
Mar 02 2021
Amount Paid \$14302.11
Skagit County Treasurer
By Chelsea Stalcup Deputy

GNW 21-9669

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eric Esker and Maureen Esker, a married couple,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Robert J. Gleason and Carolyn N. Gleason, 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:

Lot 19, Rock Ridge Survey (aka Ptn. Lots 12-14, Block 1323, Northern Pacific Add.)

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): P114146/3809-323-019-0100

Dated: February 22, 2021

Eric Esker
Eric Esker

Maureen Esker
Maureen Esker

STATE OF WASHINGTON
COUNTY OF SKAGIT

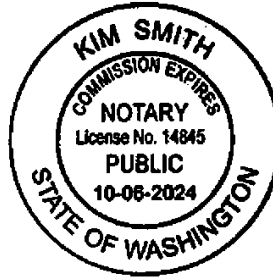
I certify that I know or have satisfactory evidence that Eric Esker and Maureen Esker is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 22 ^{February} day of March, 2021

Kim Smith
Signature

Notary
Title

My appointment expires: 10-6-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 3906 West 12th Street, Anacortes, WA 98221

Tax Parcel Number(s):

Property Description:

Lot 19 of Rock Ridge, a Survey recorded December 3, 1998, in Volume 21 of Surveys, pages 85 through 87, under Auditor's File No. 9812030124, records of Skagit County, Washington, being also described as the West 20 feet of Lot 12, all of Lot 13, and the East 20 feet of Lot 14, Block 1323, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

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

Statutory Warranty Deed
LPB 10-05

Order No.: 21-9669-KS

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EXHIBIT B

21-9669-KS

1. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 24, 1954

Auditor's No.: 509693

Executed By: Park Estates Development Co., a limited partnership, by
Great Western Investment Co. Inc., General Partner, by Albert Balch, Pres.

2. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Rock Ridge, LLC

And: Edward Hawkings

Dated: April 24, 1997

Recorded: April 25, 1997

Auditor's No: 9704250157

Regarding: Property Development

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:

Name: Rock Ridge

Recorded: December 3, 1998

Auditor's No: 9812030124

4. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: Rock Ridge

Recorded: April 25, 1997

Auditor's No: 9704250158

For: Access and Utility Easement

5. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Anthony Malo, Christiane Malo, Berentson Family
Trust, Dale A. Fowler and Elizabeth Wilson-Fowler

Dated: March 30, 1998

Recorded: April 28, 1998

Auditor's No: 9804280113

Regarding: Development Agreement for the Replat of the Fowler

Property adjacent to and South of Rock Ridge

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9804140141.

6. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: October 22, 1998

Recorded: October 22, 1998

Auditor's No: 9810220058

Executed by: Rock Ridge, LLC, a Washington limited liability company

7. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes

Statutory Warranty Deed
LPB 10-05

Order No.: 21-9669-KS

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Recorded: December 3, 1998
Auditor's No. 9812030121
Purpose: Utility easement
Area Affected: Portion of Lot 19

Statutory Warranty Deed
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