

After Recording Mail To:
Andrew C. Schuh
1204 Cleveland Avenue
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021.910
MAR 04 2021

Amount Paid \$0
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED

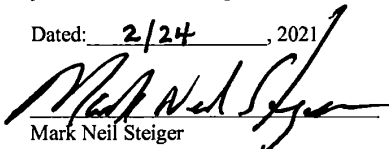
IN WITNESS WHEREOF, Mark Neil Steiger and Carole Ann Steiger, husband and wife, of 3910 Q Avenue, Anacortes, WA 98221, (the "Grantors"), for and in consideration of \$10.00, conveys, with general warranty covenants, unto Mark Neil Steiger and Carole Ann Steiger as trustees of The Steiger Trust, dated November 15, 2018 (the "Grantees") as the sole tenants, the following described real estate, situated in the County of Skagit, State of Washington, together with all acquired title of the Grantors therein:

Assessor's Tax Parcel Number(s) 3813-005-027-0009 / P58803

Lts 24-26 ptn L27 BK5 Seattle Syndicate 1st Add.
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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.

Dated: 2/24, 2021

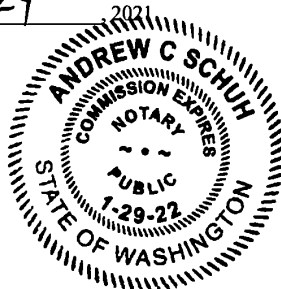

Mark Neil Steiger


Carole Ann Steiger

State of Washington)
County of Skagit)ss

I certify that I know or have satisfactory evidence that Mark Neil Steiger and Carole Ann Steiger are the persons who appeared before me, acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes in the instrument.

DATED: 2/24, 2021





Andrew C. Schuh, Notary Public
My commission expires: 1-29-22

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 3910 Q Avenue, Anacortes, WA 98221

Tax Parcel Number (s): 3813-005-027-0009 / P58803

Property Description:

Lots 24, 25, 26 and 27, EXCEPT the North 12 feet of Lot 27, Block 5, "SEATTLE SYNDICATE'S FIRST ADDITION TO THE CITY OF ANACORTES", according to the plat thereof recorded in Volume 1 of Plats, page 25, records of Skagit County, Washington.

EXHIBIT B

20-8686-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 FOLLOW PLAT/SHORT PLAT/SURVEY:

Name: Seattle Syndicate's First Addition to the City of Anacortes

Recorded: February 5, 1890

Auditor's No.: Volume 1 of Plats, Page 25

2. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Wayne J. Soucy and Maureen Soucy, Husband and Wife

Recorded: February 27, 1976

Auditor's No.: 830822

As Follows:

SUBJECT to restrictions that with the exception of a chimney no portion of any structure shall extend vertically above a horizontal plane extending across said property from a point 12 feet above the lowest point on the ground as it now exists on the Southern boundary of said property not shall vegetation be allowed to grow above said plane.