

When recorded return to:

Troy Strebe
1402 16th St.
Anacortes, WA 98221SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-1028
Mar 11 2021
Amount Paid \$3605.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

GNW 21-10164

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ernest Wood and Paula Wood, a married couple, 1004 Commercial Avenue, Anacortes, WA 98221,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Troy Strebe, a single person

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. Tracts 27 & 32-37, MEMORIAL HIGHWAY TRACTS

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): P67467/3955-000-033-0109

Dated: March 9, 2021Ernest Wood
Ernest Wood
Paula Wood
Paula Wood

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Ernest Wood and Paula Wood 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: 9 day of March, 2021

Kim Smith
Signature

Notary
Title

My appointment expires: 10-6-2024

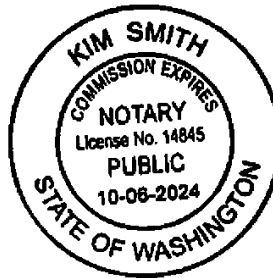


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 18110 Dunbar Road & 18047 Webster Lane, Mount Vernon, WA 98273
Tax Parcel Number(s):

Property Description:

The South 170.57 feet of Tracts 32 and 33, and all of Tracts 34, 35, 36 and 37, "MEMORIAL HIGHWAY TRACTS", as per plat recorded in Volume 5 of Plats, page 35, records of Skagit County, Washington;

TOGETHER WITH that portion of Lot 27 in the Plat of "MEMORIAL HIGHWAY TRACTS" filed in Volume 5 of Plats at page 35, records of Skagit County, Washington, lying East of the following described line:

Commencing at the Southeast corner of said Lot 27; thence North 89 degrees 43'11" West along the South line thereof, a distance of 6.72 feet to the initial point of this line description; thence North 01 degrees 12'50" West, a distance of 155.62 feet to a point on the North line of said Lot 27 which lies North 89 degrees 43'11" West, a distance of 10.23 feet from the Northeast corner of said Lot 27 and terminal point of this line description.

EXCEPT That portion of Lots 34 and 35, "MEMORIAL HIGHWAY TRACTS", as per plat recorded in Volume 5 of Plats, page 35, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of said Lot 34; thence South along the West line thereof 140 feet; thence East parallel with the South line of said Lots 34 and 35, a distance of 120 feet, more or less, to the East line of Lot 35; thence North along said East line to the Northeast corner of Lot 35; thence Northwest along the Northeasterly lines of Lots 34 and 35 to the point of beginning.

Situate in Skagit County, Washington.

EXHIBIT B

21-10164-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 named Memorial Highway Tracts recorded May 20, 1946 as Auditor's File No. 392048.

2. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Donald R. Thornlow

Recorded: December 4, 2001

Auditor's No.: 200112040079

Regarding: Development Activities On or Adjacent to Designated Natural Resource Lands

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.

3. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Donald R. Thornlow

Recorded: December 4, 2001

Auditor's No.: 200112040080

Regarding: Special Flood Hazard Zone

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.

4. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded April 11, 2002 under Auditor's File No. 200204110043.

5. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE MAP ATTACHED TO THE FOLLOWING QUIT CLAIM DEED:

Recorded: April 11, 2002

Auditor's No.: 200204110043

Said matters include but are not limited to the following:

1. Any question regarding possible encroachment of "SHOP" along boundary line.

6. 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 Survey recorded April 15, 2003 as Auditor's File No. 200304150201.

7. 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 Survey recorded July 18, 2019 as Auditor's File No. 201907180058.

8. Lot certification, including the terms and conditions thereof, recorded December 9, 2020 as Auditor's File No. 202012090134. Reference to the record being made for full particulars. The company makes no determination as to its affects.

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10164-KS

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