

When recorded return to:
Ryan Caplinger and Candice Caplinger
2201 29th Street
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620046510

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1064

Mar 12 2021

Amount Paid \$6485.00

Skagit County Treasurer

By Chelsea Stalcup Deputy

CHICAGO TITLE

020046510

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Roy Morgenthaler, Successor Trustee of The Morgenthaler Family Trust
dated May 18, 1990

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Ryan Caplinger and Candice Caplinger, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): 9, 10 and Ptn. 8, Block: 3, Kellogg's & Fords, aka Parcel A, BLA 202101110263

Tax Parcel Number(s): P57693 / 3800-003-010-0008

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED

(continued)

Dated: March 9, 2021

The Morgenthaler Family Trust dated May 18, 1990

BY:

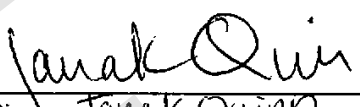

Michael Roy Morgenthaler, Successor Trustee

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that

Michael Roy Morgenthaler
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Successor Trustee of The Morgenthaler Family Trust, dated May 18, 1990 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 10, 2021


Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at Arlington
My appointment expires: 06/19/2023

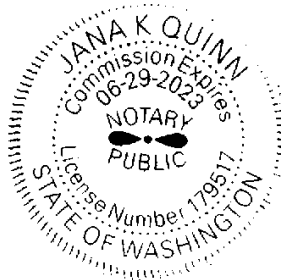


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P57693 / 3800-003-010-0008

The East 25.0 feet of Lot 8 and all of Lots 9 and 10, "KELLOGG & FORD'S ADDITION TO ANACORTES, WASHINGTON, as per plat recorded in Volume 1 of Plats, page 41, records of Skagit County, Washington.

(Also known as Lot A of Boundary Line Adjustment under Recording No. 202101110263)

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,
Recording Date: January 11, 2021
Recording No.: 202101110262
2. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof
Recording Date: January 11, 2021
Recording No.: 202101110263
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. Assessments, if any, levied by Anacortes.
5. City, county or local improvement district assessments, if any.