

When recorded return to:

Robert B. Krueger and Jennifer M. Krueger  
2207 15<sup>th</sup> Street,  
Anacortes, WA 98221SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1463

Apr 06 2021

Amount Paid \$5502.60  
Skagit County Treasurer  
By Marissa Guerrero Deputy

GNW 21-10368

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Marc E. Krueger and Nel J. Krueger, husband and wife

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Robert B. Krueger and Jennifer M. Krueger, a married couple  
Robert Braydn K. Krueger  
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.

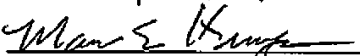
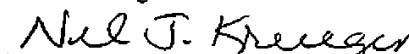
Abbreviated legal description:

Ptn. Lots 3-5, Block 207, City of Anacortes

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): P56253/3772-207-005-0006

Dated: April 2, 2021

  
Marc E. Krueger  
Nel J. Krueger

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Marc E. Krueger and Nel J. Krueger 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: 2 day of <sup>April</sup> ~~March~~, 2021

Kim Smith  
Signature

Notary  
Title

My appointment expires: 10-6-2024



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 2207 15th Street, Anacortes, WA 98221

Tax Parcel Number(s):

Property Description:

**PARCEL A:**

The West 1/2 of Lot 3, and all of Lots 4 and 5, Block 207, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

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

**PARCEL B:**

The West 10 feet of the East 1/2 of Lot 3, Block 207, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

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

## EXHIBIT B

21-10368-KS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

9. 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: Map of the City of Anacortes

Recorded: July 3, 1891

Auditor's No.: Volume 2 of Plats, Pages 4 through 7

10. 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 Boundary Line Adjustment Survey for Albert Littlefield recorded January 4, 2019 as Auditor's File No. 201901040034.

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-10368-KS

Page 4 of 5