

When recorded return to:
Patricia D. Berry
3503 Cedar Glen Way
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620046590

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1476

Apr 07 2021

Amount Paid \$3285.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

CHICAGO TITLE CO.
620046590

STATUTORY WARRANTY DEED

THE GRANTOR(S) Andrea McMakin, a single individual

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Patricia D. Berry and Michael K Saunders, both unmarried persons

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): 6, Survey 200303250116, Blocks 20 and 21, Lake Campbell Add to Anacortes

Tax Parcel Number(s): P120712 / 3842-046-000-0400

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 24, 2021

Andrea McMakin
Andrea McMakin

State of Washington
county of Skagit

I certify that I know or have satisfactory evidence that
Andrea McMakin
(is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: March 29, 2021

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arington
My appointment expires: 03.01.2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P120712 / 3842-046-000-0400

Block 20 and Block 21, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in Volume 2 of Plats at page 88, records of Skagit County, Washington;

TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said Blocks by operation of law.

(Also known as Lot 6, SURVEY AUDITOR'S FILE NO. 200303250116, records of Skagit County, Washington)

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Cascade Natural Gas Corp.
Purpose: Pipelines
Recording Date: March 27, 1992
Recording No.: 9203270121
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Purpose: Ingress, egress and utilities
Recording Date: February 14, 1997
Recording No.: 9702140107

Being a re-recording of Recording No. 9606030090
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: October 8, 1984
Recording No.: 8410080067
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Floyd A. Willette and Mary S. Willette, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: June 25, 1997
Recording No.: 9706250095
5. Public and private easements, if any, over vacated portion of said premises.
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 200303250116

EXHIBIT "B"Exceptions
(continued)

7. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: January 29, 2003
Recording No.: 200301290168

8. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: February 26, 2003
Recording No.: 200302260051

9. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: February 5, 2003
Recording No.: 200302050097

10. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: November 28, 2011
Recording No.: 201111280110

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Randy Previs and Katie Previs, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: September 5, 2007

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 200709050093

12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by Lakewood Park.