

When recorded return to:

Jeffrey D. Hammer
3715 G Avenue
Anacortes, WA 98221

GNW 21-10453

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eloise M. Hammer, as her separate estate,

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

for and in consideration of ten dollars and other valuable consideration

Affidavit No. 2021-1529

Apr 09 2021

in hand paid, conveys, and warrants to Jeffrey D. Hammer, an unmarried person

Amount Paid \$1509.00

Skagit County Treasurer

By Heather Beauvais Deputy

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:

Pln. Gov. Lot 2, Section 30. Township 35 North, Range 2 East

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): P33085/350230-0-095-0007; P33077/350230-0-085-0009

GRANTEE HEREIN AGREES NOT TO SELL PROPERTY NAMED IN THIS DOCUMENT UNTIL
GRANTOR HEREIN IS DECEASED.

*Eloise M Hammer Jeffrey D Hammer
Eloise M. Hammer (Seller) Jeffrey D. Hammer (Buyer)

Dated: April 7, 2021

Eloise M Hammer
Eloise M. Hammer



STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Eloise M. Hammer is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 7 day of April, 2021

Kim Smith
Signature

notary
Title

My appointment expires: 10-6-2024

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 3715 Q Avenue, Anacortes, WA 98221
Tax Parcel Number(s):

Property Description:

PARCEL A:

That portion of Government Lot 2, Section 30, Township 35 North, Range 2 East W.M., described as follows:

Beginning at a point 520.5 feet East of the Southwest corner of said Lot 2;
thence North 166.8 feet;
thence East a distance of 80 feet to the true point of beginning;
thence continue East a distance of 60 feet;
thence South 166.6 feet to the South line of said Lot 2;
thence west along said South line a distance of 60 feet to a point due South of the true point of beginning;
thence North 166.8 feet to the true point of beginning.

PARCEL B:

The West 8 feet of the following described tract:

That portion of Government Lot 2, Section 30, Township 35 North, Range 2 East W.M., described as follows:

Beginning at a point 520.5 feet East of the Southwest corner of said Government Lot;
thence North to the center line of the alley extended West from Block 13, "BEAEE'S MAPLE-GROVE
ADDITION TO THE CITY OF ANACORTES", as per plat recorded in Volume 2 of Plats, page 19, records of
Skagit County, Washington;
thence East along said center line 520.5 feet;
thence South to a point East of the true point of beginning;
thence West to the point of beginning.

EXCEPT the West 140 feet thereof.

EXHIBIT B

21-10453-KS

1. Reservations, provisions and/or exceptions contained in instrument executed by Gail Cross and Harriet V. Cross, recorded October 7, 1963 as Auditor's File No. 641662.

'Subject to a reservation by the Grantors, of a permanent easement and right of way over and across the south ten (10) feet...'

2. Easement, affecting a portion of subject property for the purpose of 10' Road right of way including terms and provisions thereof granted to Gail Cross and Harriet V. Cross recorded October 7, 1963 as Auditor's File No. 641663

3. Easement, affecting a portion of subject property for the purpose of Right of Way Easement including terms and provisions thereof granted to General Telephone Company of the Northwest recorded February 8, 1971 as Auditor's File No. 748555

4. 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 August 20, 1979 as Auditor's File No. 7908200037.

5. Any question regarding overlap/encroachment of North boundary of Parcel A, disclosed by Survey recorded August 20, 1979 as Auditor's File No. 7908200037.

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 August 9, 1984 as Auditor's File No. 8408090010.

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 June 11, 2009 as Auditor's File No. 200906110092.

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10453-KS

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