

TN36874

Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor, WA

202105280040

05/28/2021 09:01 AM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor, WA

When recorded return to:
Wayne Lee Younger
4203 Mitchell Drive
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-2375
May 28 2021
Amount Paid \$21355.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047432

CHICAGO TITLE
620047432

STATUTORY WARRANTY DEED

THE GRANTOR(S) David York and Doris York, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Wayne Lee Younger, an unmarried person

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.)

LT 5, "PLAT OF STITTWOOD DIV. NO. II"

Tax Parcel Number(s): P82766 / 4456-000-005-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 24, 2021

David York
David York

Doris York
Doris York

State of Washington
Skagit County of Skagit

I certify that I know or have satisfactory evidence that David York and Doris York
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: May 26 2021

Jana K Quinn
Name: JANA K QUINN
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

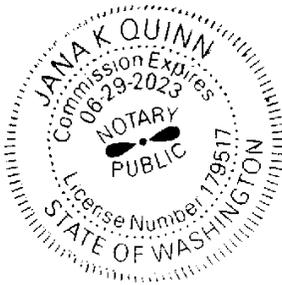


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P82766 / 4456-000-005-0006

LOT 5, "PLAT OF STITTWOOD DIV. NO. II", AS PER PLAT RECORDED IN VOLUME 13 OF PLATS,
PAGE 71, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 the Plat of Stittwood Division No. II:

Recording No: Volume 13, Page 71

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Gene Dunlap
Purpose: Ingress and egress
Recording Date: January 17, 1950
Recording No.: 440543
Affects: Exact location of said easement is not disclosed

3. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said premises and the highway or highways constructed on lands conveyed by deed and the terms and conditions thereof:

Recording Date: November 1, 1956 and November 26, 1957
Recording No.: 543652
Recording No.: 558888

4. Covenants, conditions, restrictions and easements 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 8, 1976
Recording No.: 845588

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 31, 1990
Recording No.: 9008310082

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 12, 1995

EXHIBIT "B"Exceptions
(continued)

Recording No.: 9510120022

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 20, 2000
Recording No.: 200004200019

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 4, 2007
Recording No.: 200710040094

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 7, 2019
Recording No.: 201911070050

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 26, 2020
Recording No.: 202002260081

5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Stittwood Property Owners Association, its successors and assigns
Recording Date: November 8, 1976
Recording No.: 845588

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: City of Anacortes
Purpose: Ingress, egress and utilities
Recording Date: February 15, 1977
Recording No.: 851034
Affects: Over, under and upon the Northerly 7.5 feet

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by Anacortes.
9. City, county or local improvement district assessments, if any.