

When recorded return to:

Diana R. Burr and Karen A. McCallum
707 41st Place
Anacortes, WA 98221

GNW 21-11092

STATUTORY WARRANTY DEED

THE GRANTOR(S) Heirs and Devisees of Alan R. Hanks, deceased

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Diana R. Burr, an unmarried person and Karen A. McCallum, an unmarried person

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:

Lot 8, PLAT OF MOUNTAIN VIEW PARK, 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): P57965/3805-000-008-0003

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2591

Jun 08 2021

Amount Paid \$4917.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Statutory Warranty Deed
LPB 10-05

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Dated: June 8, 2021

Estate of Alan Hanks

By: X *Ardeth Partlow*
Ardeth Partlow, Personal Representative

STATE OF WASHINGTON
COUNTY OF SKAGIT

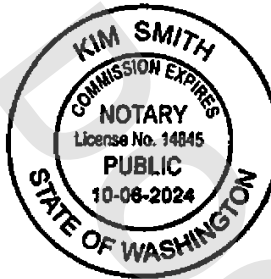
I certify that I know or have satisfactory evidence Ardeth Partlow is the person who appeared before me and said person acknowledged that *she* signed this instrument, on oath stated *her* is authorized to execute the instrument and is Personal Representative for the Estate of Alan R. Hanks to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 8 day of June, 2021

Kim Smith
Signature

Notary
Title

My appointment expires: 10-6-2024



Statutory Warranty Deed
LPB 10-05

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 707 41st Placc, Anacortes, WA 98221
Tax Parcel Number(s):

Property Description:

Lot 8, "THE PLAT OF MOUNTAIN VIEW PARK, ANACORTES, WASHINGTON", as per plat recorded in Volume 7 of Plats, page 77, records of Skagit County, Washington.

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EXHIBIT B
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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 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 Mountain View Park recorded September 24, 1957 as Auditor's File No. 556452.

10. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Modern Home Builders, Inc., dated May 14, 1958, recorded May 26, 1958 as Auditor's File No. 565769.

Said instrument was modified by instrument recorded November 25, 1991, under Auditor's File No. 9111250106.

Statutory Warranty Deed
LPB 10-05