

When recorded return to:

Steven Paul Munger and Beth Jean Munger  
1110 11th Street  
Anacortes, WA 98221

Land Title and Escrow  
200690-LT

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **Leonard C. Matson and Tricia L. Matson, husband and wife** for and in consideration of Ten Dollars and Other Good and Valuable Consideration in hand paid, conveys, and warrants to **Steven Paul Munger and Beth Jean Munger, a married couple** the following described real estate, situated in the County Skagit, State of Washington:

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn Block 58 and Reserved Railway, Anacortes (ptn 13-35-1 E WM)

Tax Parcel Number(s): 3772-058-018-0202 / P55271

**For Full Legal See Attached "Exhibit A"**

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record if any..

Dated: July 27, 2021

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-3489  
Jul 29 2021  
Amount Paid \$7941.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

  
Leonard C. Matson  
Tricia L. MatsonSTATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Leonard C. Matson and Tricia L. Matson 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: 27 day of July, 2021

Signature



Title

My appointment expires:

1/12/2023

### Exhibit A

That portion at Block 58 and of that certain strip of land designated as "Reserved a right of way for the Seattle and Northern Railway, as shown on the "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington, described as follows:

Beginning at a point on the North line of 11th Street which is 110 feet East of the Southwest corner of said Block 58;  
thence East on the North line of 11th Street, a distance of 40 feet;  
thence North parallel with the East line of Avenue N, a distance of 100 feet to the South line of the alley in said Block;  
thence West along said South line and said South line extended 40 feet;  
thence South 100 feet to the point of beginning.

ALSO the West 5 feet of Lot 13, Block 58, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

AND ALSO the West 5 feet at that part of that certain strip of land designated as "Reserved a right of way for the Seattle and Northern Railway" on the plat of the "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington, lying East of the West line of Lot 13, Block 58 of said plat, extended South, and North of the North line of 11th Street as shown on said plat.

Situate in the County of Skagit, State of Washington.