

When recorded return to:
Richard Stabbert
1777 S. Burlington Blvd #226
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048444

CHICAGO TITLE
620048444

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ralph Richard Salmon also appearing of record as Ralph Salmon and Crystal Dawn Salmon, husband and wife

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

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 13, "FOREST PARK ADDITION," AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE(S) 53 AND 54, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P107355 / 4657-000-013-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3511

Jul 30 2021

Amount Paid \$7685.00
Skagit County Treasurer
By Josie L Bear Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 18, 2021



Ralph Richard Salmon

Crystal SalmonState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

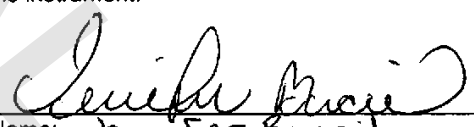
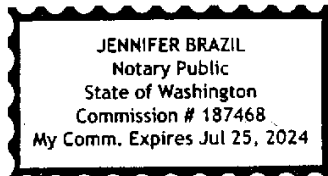
Ralph Richard Salmon and Crystal Salmon
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: 7.22.21
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"
Exceptions

1. 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: Temporary construction and slope easement
Recording Date: July 21, 1986
Recording No.: 8607210104
Affects: West 20 feet of said premises

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

In favor of: Puget Sound Power & Light Company
Recording Date: March 17, 1995
Recording No.: 9503170094
As follows:

Easement No. 1: All streets and road rights-of-ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)
Easement No. 2: A strip of land 'Often' feet in width across all lots, fracas and spaces located within the above deserted property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

3. 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 Forest Park Addition:

Recording No: 9506130035

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