

When recorded return to:

Cianna Curran and Justin Curran
3502 Pinson Place
Anacortes, WA 98221

GNW 21-12135

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey J. DeMet and Fallon E. DeMet, a married couple,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Cianna Curran and Justin Curran, a married couple

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 2, Pinson Place 6-Lot Short Plat No. SP-07-002 being a ptn SE1/4 NE1/4, 25-35N-1E W.M.

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): P128568/350125-1-118-0100

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3674

Aug 10 2021

Amount Paid \$10141.00
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-12135-KS

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Dated: July 22, 2021

Jeffrey J. DeMet
Jeffrey J. DeMet
Fallon E. DeMet
Fallon E. DeMet

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Jeffrey J. DeMet and Fallon DeMet 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: 22 day of July, 2021

Kim Smith
Signature

Notary
Title

My appointment expires: 10-6-24

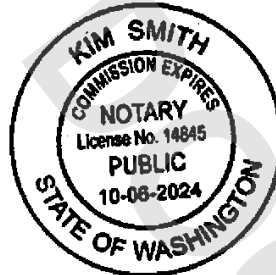


EXHIBIT "A"
Property Description

Buyer(s): Cianna Curran and Justin Curran
Property Address: 3502 Pinson Place, Anacortes, WA 98221

PROPERTY DESCRIPTION:

Lot 2, "Pinson Place 6-Lot Short Plat", #SP-07-002 (PW #07-024-DEV), recorded April 24, 2009, under Auditor's File No. 200904240090, approved April 15, 2009, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 25, Township 35 North, Range 1 East, W.M.

Situate in the County of Skagit, State of Washington

EXHIBIT B
21-12135-KS

1. 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 Pinson Place 6-Lot Short Plat in the NE1/4, Sec. 25, Twp 35 N., Rng 1 E., W.M. recorded April 24, 2009 as Auditor's File No. 200904240090.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

2. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded May 27, 2008, as Auditor's File No. 200805270200.

3. Terms and conditions of Skagit County Right to Manage Natural Resource Lands Disclosure, recorded July 20, 2017 as Auditor's File No. 201707200098.