

When recorded return to:

Stephen J. Abbott and Angela A. Sciglibaglio
3420 Marion Way
Anacortes, WA 98221

GNW 21-13027

STATUTORY WARRANTY DEED

THE GRANTOR(S) William W. Buhl, III, as his separate property

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Stephen J. Abbott, an unmarried person and Angela A. Sciglibaglio, 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 29, Cedar Glen Plat Phase II

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): P121000; 4825-000-029-0000

Dated: 4 Oct 21

William W. Buhl, III
William W. Buhl, III
William W. Buhl III

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4600

Oct 06 2021

Amount Paid \$10461.40

Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

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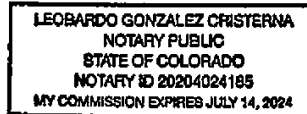
STATE OF COLORADO
COUNTY OF

I certify that I know or have satisfactory evidence that William W. Buhl, III is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 4th day of October, 2021


Signature

Notary Public
Title



My appointment expires: 07/14/2024

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 3420 Marion Way, Anacortes, WA 98221
Tax Parcel Number(s): p121000; 4825-000-029-0000

Property Description:

Lot 29, "CEDAR GLEN PLAT PHASE II," as per plat recorded on November 13, 2003, under Auditor's File No. 200311130098, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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EXHIBIT B

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1. Easement, affecting a portion of subject property for the purpose of "...install, inspect and maintain all of the facilities necessary to provide communication service, power service and other related services..." including terms and provisions thereof granted to General Telephone Company of the Northwest, Inc., a corporation, and its successors or assigns recorded August 20, 1981 as Auditor's File No. 8108200071.

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 September 11, 1981, as Auditor's File No. 8109110033.

3. 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 March 31, 2003, as Auditor's File No. 200303310327.

4. Easement, affecting a portion of subject property for the purpose of A perpetual exclusive easement for the free and unobstructed use and passage of all types of Aircraft including terms and provisions thereof granted to Port of Anacortes, a Washington municipal corporation recorded September 4, 2003 as Auditor's File No. 200309040153.

5. 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 Cedar Glen Plat Phase II recorded November 13, 2003 as Auditor's File No. 200311130098.

Easements under Auditor's File Numbers 776497, 8010300034, 9703240117, 9807280092, 8110130002, 8108200071, 8109110033 and 200303310327 have been extinguished and replaced by new utility easements as shown on the face of this plat. (Note: This Company finds no recorded releases executed by said utilities).

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".

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