

**When recorded return to:**  
Nathan ZD. Arvanitis  
1709 12th Street  
Anacortes, WA 98221

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620049271

**CHICAGO TITLE**  
**620049271**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Steve Hixson and Terri Hixson, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Nathan ZD. Arvanitis, an unmarried person

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

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

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

PARCEL "A": PTN LTS 5 THROUGH 7, BLK 4, "MUNKS' FIRST QUEEN ANNE ADDITION TO ANACORTES"

PARCEL "B": PTN LT 5, BLK 2, OF SAID "PLAT OF H. H. BARBER'S ADDITION"

Tax Parcel Number(s): P56551 / 3773-002-008-0007, P58011 / 3806-004-008-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4733

Oct 15 2021

Amount Paid \$8895.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 4, 2021

*Steve Hixson*  
Steve Hixson

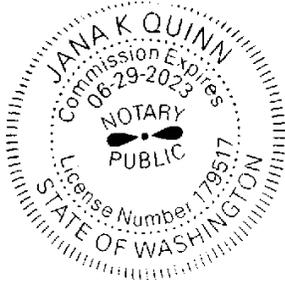
*Terri Hixson*  
Terri Hixson

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Steve Hixson and Terri Hixson  
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: October 13 2021

*Jana K Quinn*  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P56551 / 3773-002-008-0007 and P58011 / 3806-004-008-0004**

THAT PORTION OF FRACTIONAL LOTS 5 THROUGH 7, INCLUSIVE, BLOCK 4, "MUNKS' FIRST QUEEN ANNE ADDITION TO ANACORTES," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 1, RECORDS OF SKAGIT COUNTY, WASHINGTON.

AND THAT PORTION OF FRACTIONAL LOTS 5 THROUGH 7, INCLUSIVE, BLOCK 2, "PLAT OF H. H. BARBER'S ADD. TO ANACORTES, WASH.," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 99, RECORDS OF SKAGIT COUNTY, WASHINGTON;

MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTHEAST CORNER OF LOT 5, BLOCK 2, OF SAID "PLAT OF H. H. BARBER'S ADDITION",  
THENCE NORTH 89°25'42" WEST, 48.90 FEET;  
THENCE SOUTH 0°34'23" WEST, 58.00 FEET;  
THENCE NORTH 89°25'42" WEST, 26.38 FEET;  
THENCE SOUTH 0°34'23" WEST, 42.00 FEET;  
THENCE SOUTH 89°25'42" EAST, 75.28 FEET;  
THENCE NORTH 0°34'23" EAST, 100.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 15 FOOT DRIVEWAY EASEMENT AFFECTING A PORTION OF LOTS 6 AND 7, INCLUSIVE, BLOCK 2, "PLAT OF H. H. BARBER'S ADD. TO ANACORTES, WASH.," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 99, RECORDS OF SKAGIT COUNTY, WASHINGTON;

DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTHEAST CORNER OF LOT 5, BLOCK 2, OF SAID "PLAT OF H. H. BARBER'S ADDITION",

THENCE NORTH 89°25'42" WEST, 48.90 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 0°34'23" WEST, 58.00 FEET;

THENCE NORTH 89°25'42" WEST, 15.00 FEET;

THENCE NORTH 0°34'23" EAST, 58.00 FEET;

THENCE SOUTH 89°25'42" EAST, 15.00 FEET, TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. 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 Munks' First Queen Anne Addition to Anacortes:

Recording No: Volume 3, Page 1

2. 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 H. H. Barber's Add to Anacortes, Wash:

Recording No: Volume 2, Page 99

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 Survey:

Recording No: 9509010078

4. 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 Boundary Line Adjustment:

Recording No: 201806250011

Quit Claim Deed perfecting Boundary Line Adjustment recorded under Recording No.:  
201806250012

5. Accessory Dwelling Unit and the terms and conditions thereof:

Recording Date: June 25, 2018

**EXHIBIT "B"**

Exceptions  
(continued)

Recording No.: 201806250013

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