

When recorded return to:

Heidi Abdallah
514 South 3rd Street
La Conner, WA 98257

GNW 21-12647

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carla R. Keel, as her separate property, 4210 Peninsula Road, Stanwood, WA 98292,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Heidi Abdallah, a married 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: Property 1:
Lot 9 and PTN Lot 8, BLK N, Map of LaConner

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): P74022 and P74021

Dated: November 09, 2021


Carla R. Keel

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5167

Nov 10 2021

Amount Paid \$12455.00

Skagit County Treasurer
By Lena Thompson Deputy

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Carla R. Keel is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 08 day of November, 2021

[Signature]

Signature

[Signature]

Title

My appointment expires: 10-13-2024



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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 514 South 3rd Street, La Conner, WA 98257
Tax Parcel Number(s): P74022 and P74021

Property Description:

Lot 8, Block "N", "MAP OF LACONNER, WHATCOM COUNTY, WASHINGTON TERRY., 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington. EXCEPT the South 2.5 feet thereof.

Lot 9, Block "N", "MAP OF LACONNER, WHATCOM COUNTY, WASHINGTON TERRY., 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington

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EXHIBIT B

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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 Map of LaConner recorded August 6, 1872 as Auditor's File No. Volume 2 of Plats, Page 49.

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. 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 Survey for Lenora Cook recorded June 16, 1995 as Auditor's File No. 199506160019.

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