

When recorded return to:

Emily R. Rayson and Steven J. Rayson
23607 Redmond-Fall City Rd. NE
Redmond, WA 98053

GNW 21-13699

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joel Grossman, Personal Representative for The Estate of Dorothy Ives, deceased

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Emily R. Rayson and Steven J. Rayson, 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:

Ptn of Gov't Lot 1, 22-35-1E, W.M (aka Ptn of Lot 4, SP# ANAC-89-001)

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): P31570;350122-0-002-0414

Dated: November 11, 2021

Estate of Dorothy Ives:

By: [Signature]
Joel Grossman, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5194

Nov 12 2021

Amount Paid \$48555.00

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed
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STATE OF
COUNTY OFHawaii
Kauai

I certify that I know or have satisfactory evidence that Joel Grossman signed this instrument, on oath stated that he is authorized to execute this instrument and acknowledged it as the Personal Representative of The Estate of Dorothy Ives, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 11 day of November, 2021

Signature

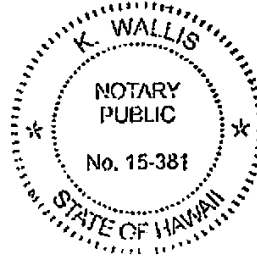


Title

K Wallis notary

My appointment expires:

10/25/23

Doc. Date: 11/11/21 # Pages 4

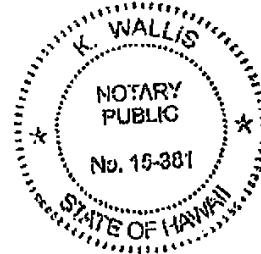
Notary Name: K. Wallis Fifth Circuit

Doc. Description StatutoryWarranty Deed

Notary Signature



Date

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 4100 Oakes Avenue, Anacortes, WA 98221
Tax Parcel Number(s): P31570/350122-0-002-0414

Property Description:

THE EAST 680 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTHEASTERLY LINE OF LOT 4 OF CITY OF ANACORTES SHORT PLAT NO. ANAC-89-001, AS APPROVED MAY 2, 1989, AND RECORDED MAY 9, 1989 IN VOLUME 8 OF SHORT PLATS, PAGE 126, UNDER AUDITORS FILE NO. 8905090034, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF GOVERNMENT LOT 1, SECTION 22, TOWNSHIP 35, NORTH, RANGE 1 EAST OF THE W.M.

EXCEPT THAT PORTION OF LOT 4 OF SAID SHORT PLAT NO, ANAC-89-001 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 4 OF CITY OF ANACORTES SHORT PLAT NO. ANAC-89-001 AS APPROVED MAY 2, 1989 AND RECORDED MAY 9, 1989 IN VOLUME 8 OF SHORT PLATS, PAGE 126, UNDER AUDITOR'S FILE NO. 8905090034, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID POINT ALSO LYING ON THE NORTHWESTERLY RIGHT-OF-WAY MARGIN OF OAKES AVENUE;
THENCE SOUTH 68°01'27" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY MARGIN OF OAKES AVENUE FOR A DISTANCE OF 40.00 FEET;
THENCE NORTH 21°58'33" WEST, 236.30 FEET TO THE TOP OF THE EXISTING BANK;
THENCE NORTH 57°54'05" EAST, ALONG THE TOP OF SAID BANK 40.63 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 4;
THENCE SOUTH 21°58'33" EAST ALONG SAID NORTHEASTERLY LINE OF LOT 4 FOR A DISTANCE OF 243.44 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY MARGIN OF OAKES AVENUE AND THE POINT OF BEGINNING OF THIS DESCRIPTION.

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EXHIBIT B

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1. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)
 2. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.
 3. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. § 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.
 4. 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 Short Plat No. ANAC-89-001 recorded May 9, 1989 as Auditor's File No. 8905090034.
- 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".
5. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded October 6, 1989 under Auditor's File No. 8910060006.
 6. Easement, affecting a portion of subject property for the purpose of constructing and maintaining highway slopes in excavation and/or embankment including terms and provisions thereof granted to State of Washington recorded April 7, 1998 as Auditor's File No. 9804070037
 7. 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 Groesbeck and Ives Survey recorded May 14, 2014 as Auditor's File No. 201405140064.
- Note: Affidavit of Correction recorded under Recording No. 201405220117.
8. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded June 19, 2014 under Auditor's File No. 201406190062.

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