

**When recorded return to:**

Patricia A. Kuzel and Gary J. Kuzel  
1607 6th Street  
Anacortes, WA 98221

Filed for record at the request of:



**CHICAGO TITLE**  
A COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620049829

**CHICAGO TITLE CO.**  
*620049829*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Luke A. Russell, an unmarried man as his separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Patricia A. Kuzel and Gary J. Kuzel, a married couple

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.)

UNIT 1607, 6TH STREET ADDITION CONDO

Tax Parcel Number(s): P55894 / 6008-000-000-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5420

Nov 29 2021

Amount Paid \$12455.00

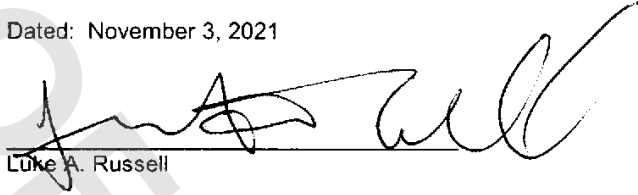
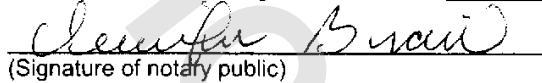
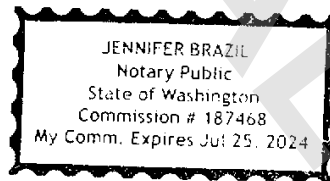
Skagit County Treasurer

By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

(continued)

Dated: November 3, 2021

  
Luke A. RussellState of Washington  
County of SkaatThis record was acknowledged before me on 11-15-21 by Luke A. Russell.  
(Signature of notary public)Notary Public in and for the State of Washington  
Residing at: Skaat County  
My commission expires: 7-25-2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P55894 / 6008-000-000-0001**

UNIT 1607 OF 6TH STREET ADDITION CONDOMINIUM, ACCORDING TO THE SURVEY MAP AND SET OF PLANS RECORDED MARCH 12, 2012, UNDER RECORDING NO. 201203120096, AND AS DESCRIBED IN THAT CERTAIN DECLARATION ESTABLISHING COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR OLD TOWN 6TH STREET CONDOMINIUM, SKAGIT COUNTY, RECORDED MARCH 12, 2012 UNDER AUDITOR'S FILE NO. 201203120097, AND AS AMENDED BY FIRST AMENDMENT TO DECLARATION ESTABLISHING COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR 6TH STREET CONDOMINIUM AS RECORDED MARCH 20, 2012 UNDER AUDITOR'S FILE NO. 201203200055, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**

## Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 City of Anacortes:

Recording No: Volume 2, Page 4

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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: 200801290076

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Transmission, distribution and sale of electricity  
Recording Date: March 6, 2009  
Recording No.: 200903060136  
Affects: Portion of said premises

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Map and Plans:

Recording No: 201203120096

5. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or

**EXHIBIT "B"****Exceptions**  
(continued)

federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Entitled: Declaration of Condominium  
Recording Date: March 12, 2012  
Recording No.: 201203120097

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 20, 2012  
Recording No.: 201203200055

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 4, 2013  
Recording No.: 201310040100

6. Lien of assessments levied pursuant to the Declaration for Old Town 6th Street Condominium to the extent provided for by Washington law.
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by Anacortes.
9. City, county or local improvement district assessments, if any.