

When recorded return to:

Kai Jeffery Ottesen and Julia Kathryn Riske
227 Maple Avenue
La Conner, WA 98257

GNW 21-13778

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffery C. Ottesen and Dina J. Ottesen, Trustees of the Jeffery C. and Dina J. Ottesen Trust dated November 9, 2016, 13504 Rector Road, Mount Vernon, WA 98273,

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

in hand paid, conveys, and warrants to Kai Jeffery Ottesen and Julia Kathryn Riske, 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: Property 1:
Lot 1 and PTN Lot 2, Blk 23, Syndicate Addn to 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): P74399

Dated: December 10, 2021

Jeffery C. and Dina J. Ottesen Trust dated November 9, 2016

By: [Signature]
Dina Ottesen, Trustee

By: [Signature]
Jeffery C. Ottesen, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5727

Dec 15 2021

Amount Paid \$6005.00

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed
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STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 10 day of December, 2021 by Dina Ottesen and Jeffery C. Ottesen, Trustees of Jeffery C. and Dina J. Ottesen Trust dated November 9, 2016.

Crystal Deighton

Signature

Notary

Title

My appointment expires: 10-13-2024Statutory Warranty Deed
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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 227 Maple Avenue, La Conner, WA 98257
Tax Parcel Number(s): P74399

Property Description:

LOT 1 AND THE SOUTHERLY 1/2 OF LOT 2, BLOCK 23, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LACONNER" AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, 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. 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 named Map of Syndicate Addition to the Town of La Conner recorded May 18, 1890 as Auditor's File No. Volume 2 of Plats, Page 109.

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. Agreement, affecting subject property, regarding sewer maintenance and the terms and provisions thereof between Scott McDade and Francis McDade and Jeff Ottesen, recorded June 21, 2018 as Auditor's File No. 201806210065.

3. Any invalidity or defect in the title of the vestees in the event such Trust is invalid or fails to confer sufficient powers in the trustee, or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

4. Unrecorded leaseholds, if any, and rights of parties in possession, if any.

Statutory Warranty Deed
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