

When recorded return to:

Karin Wilson and Nicholas Wilson  
4109 Mitchell Drive  
Anacortes, WA 98221

GNW 22-15340

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Bonnie L. Dares, a single person as her separate estate,

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

in hand paid, conveys, and warrants to Karin Wilson and Nicholas Wilson, 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:

Lots 3 and 4, Block 20, City of Anacortes

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): P54968/3772-020-003-0005; P54969/3772-020-004-0004

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20221612

Apr 19 2022

Amount Paid \$16015.00

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-15340-KS

Page 1 of 4

Dated: April 18, 2022

Bonnie L. Dares  
Bonnie L. Dares

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Bonnie L. Dares is the person who appeared before me and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Kim Smith  
Signature

Notary  
Title

My appointment expires: 10-6-2024



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 907 8th Street, Anacortes, WA 98221

Tax Parcel Number(s): P54968/3772-020-003-0005; P54969/3772-020-004-0004

**Property Description:**

Lots 3 and 4, Block 20, MAP OF THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

**EXHIBIT B**

22-15340-KS

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 the City of Anacortes recorded July 3, 1891 as Auditor's File No. Volume 2 of Plats, pages 4 through 7.

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-15340-KS

Page 4 of 4