

When recorded return to:

Ruth Hunter
3922 Bay lane
Anacortes, WA 98221

GNW 22-15273

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wanda G. Faller, Trustee of THE LINDSEY D. AND WANDA G. FALLER TRUST dated November 18, 2010, ,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Ruth Hunter, an unmarried 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:

Lot 31, PLAT OF SEAVIEW DIVISION NO. 3

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): P83603/4511-000-031-0007

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221934

May 10 2022

Amount Paid \$16816.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

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Dated: May 6, 2022

THE LINDSEY D. AND WANDA G. FALLER TRUST dated November 18, 2010

By: X Wanda G. Faller
Wanda G. Faller, Trustee

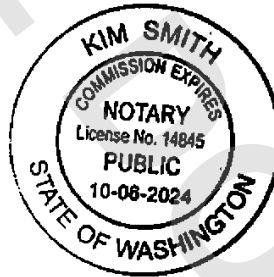
STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Wendy G. Faller signed this instrument on oath stated that she is authorized to execute the instrument and acknowledged it as the Trustee of The Lindsey D. and Wanda G. Faller Trust to be her free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Kim Smith
Signature

Notary
Title

My appointment expires: 10-6-2024



Statutory Warranty Deed
LPB 10-05

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 3922 Bay Lane, Anacortes, WA 98221
Tax Parcel Number(s):

Property Description:

Lot 31, PLAT OF SEAVIEW DIVISION NO. 3, according to the plat thereof recorded in Volume 14 of Plats, pages 99 and 100, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Statutory Warranty Deed
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EXHIBIT B

22-15273-KS

10. TERMS AND PROVISIONS OF THAT CERTAIN CONTRACT:

Dated: July 19, 1962

Recorded: January 9, 1963

Auditor's No.: 630694

By: O. B. McCorkle and Esther McCorkle, husband and wife

And Between: Del Mar Community Service, Inc., a Washington Corporation

Providing: Among other matters, for the certificates of membership

11. 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:

Plat/Subdivision Name: Seaview Division No. 3

Recorded: November 15, 1989

Auditor's No.: 8911150023

12. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: November 16, 1989

Recorded: November 16, 1989

Auditor's No.: 8911160033

Executed By: Seaview Homeowner's Association

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: May 23, 1991

Auditor's No.: 9105230047

13. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: July 12, 1993

Auditor's No.: 9307120076

Executed by: Seaview Homeowner's Association

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: June 24, 2004

Auditor's No.: 200406240015

14. 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:

Plat/Subdivision Name: Short Plat No. 2-83

Recorded: January 26, 1983

Auditor's No.: 8301260001

15. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: May 4, 1990

Recorded: May 8, 1990

Auditor's No.: 9005080114

Executed by: San Juan - Fidalgo Holding Co., Inc., et al

Affects: Lots 29, 30, 31 and 32 "Seaview Division No. 3

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Said instrument was modified by instrument recorded September 28, 2004, under Auditor's File No. 200409280260.

16. Regulatory notice/agreement regarding Alternative Sewage System Installation that may include covenants, conditions and restrictions affecting the subject property, recorded July 5, 1994 as Auditor's File No. 9407050126 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

17. Agreement, affecting subject property, regarding Construction of Retaining Wall and the terms and provisions thereof between Glendene and Dick Russell and Mike and Tia Kurtz, recorded June 29, 1995 as Auditor's File No. 9506290129.

18. 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:

Plat/Subdivision Name: Survey
Recorded: October 13, 2004
Auditor's No: 200410130185

19. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: William E. Boyd, trustee
Recorded: April 29, 2005
Auditor's No.: 200504290202
Purpose: Perpetual use easement