

When recorded return to:

Heather Hardie-Hill and Nicholaus Woll  
6779 Gibraltar Drive  
Anacortes, WA 98221

GNW 22-14895

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Thomas R. Walsh and Joan M. Walsh, husband and wife, 2929 Hollydale Acres Lane, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Heather Hardie-Hill and Nicholaus Woll, <sup>wife and husband</sup> ~~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: Ptn. Lots 17-20, Block 3, TOWNSITE OF GIBRALTER

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): P73500

Dated: 5/5/22

  
Thomas R. Walsh  
  
Joan M. Walsh

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20221970  
May 12 2022  
Amount Paid \$10497.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

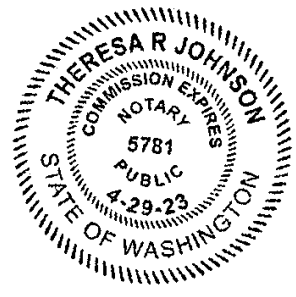
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 5<sup>th</sup> day of May, 2022 by Thomas R. Walsh and Joan M. Walsh.

*Theresa R Johnson*  
Signature

*Notary*  
Title

My appointment expires: *4-29-23*



Statutory Warranty Deed  
LPB 10-05

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 6779 Gibraltar Drive, Anacortes, WA 98221  
Tax Parcel Number(s): P73500

**Property Description:**

Lots 17, 18, 19 and 20, Block 3, "PLOT OF THE TOWNSITE OF GIBRALTER, SKAGIT CO., WASHINGTON, U.S.A.", according to the plat thereof recorded in Volume 1 of Plats, pages 19 and 20, records of Skagit County, Washington;

EXCEPT the East 20 feet of said Lot 20;

TOGETHER WITH that portion of vacated California Street, which upon vacation reverted to said premises by operation of law.

**EXHIBIT B**

22-14895-TJ

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:

Name: Plot of the Townsite of Gibraltar

Recorded: December 10, 1889

Auditor's No.: Volume 1 of Plats, Pages 19 & 20

2. Private rights of access and utilities, if any, over vacated streets lying within the subject property.

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-14895-TJ

Page 4 of 4