

When recorded return to:

Michael Kenneth Pool and Tami Jean Pool  
6110 State Route 20  
Anacortes, WA 98221

GNW 22-15292

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard H. Putney and Pamela L. Putney, a married couple,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Michael K. Pool and Tami J. Pool, husband and wife

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:

Portions of Blocks 150 and 173 Map of Fidalgo City

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): P73236/4101-173-013-0000

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222041

May 17 2022

Amount Paid \$12455.00

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-15292-KS

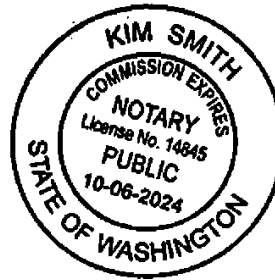
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Dated: May 6, 2022

Richard H. Putney  
Richard H. Putney

Pamela L. Putney  
Pamela L. Putney

STATE OF WASHINGTON  
COUNTY OF SKAGIT



I certify that I know or have satisfactory evidence that Richard Putney and Pamela Putney are the persons who appeared before me and said persons acknowledged that they signed this instrument and acknowledged it to be their 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: 6110 State Route 20, Anacortes, WA 98221  
Tax Parcel Number(s): P73236/4101-173-013-0000

**Property Description:**

The South 137.22 feet of Lots 1 through 26, inclusive, all being part of Block 150, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

TOGETHER WITH Lots 1 through 13, inclusive, Block 173, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

AND TOGETHER WITH that portion of Lots 21, 22, 23, 24, 25 and 26, Block 173, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington, as conveyed to Albert Howard and Della C. Howard, husband and wife, by Deed recorded November 13, 2007 as Auditor's File No. 200711130177.

AND ALSO TOGETHER WITH that portion of vacated streets and alleys adjoining the above described premises, which have reverted to said premises by process of law and/or by vacation;

EXCEPT that portion of Block 173, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington, as conveyed to Jenny Clare Drews and Udo Drews, wife and husband, by Statutory Warranty Deed recorded November 13, 2007, under Skagit County Auditor's File No. 200711130178.

All of the above being TOGETHER WITH a non-exclusive, 25-foot wide easement for ingress, egress and utilities as described on Easement recorded May 19, 2017 as Auditor's File No. 201705190075.

Situate in the County of Skagit, State of Washington.

**EXHIBIT B**

22-15292-KS

10. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Map of Fidalgo City

Recorded: November 7, 1889

Auditor's No.: Book 2 of Plats Page 113

11. TERMS AND PROVISIONS OF ORDER VACATING COUNTY RIGHTS-OF-WAY:

Recorded: June 30, 1993

Auditor's No.: 9306300107

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

13. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey for Udo Drews

Recorded: August 21, 2003

Auditor's No.: 200308210049

14. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey for Delmas Farrell

Recorded: April 7, 2006

Auditor's No.: 200604070038

15. Provisions and matters regarding a boundary line adjustment set forth on document recorded under Auditor's File No. 200612200084.

16. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey for Al Howard

Recorded: December 20, 2006

Auditor's No.: 200612200085

17. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: December 20, 2006

Auditor's No.: 200612200119

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-15292-KS

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18. Provisions and matters regarding a boundary line adjustment set forth on document recorded under Auditor's File No. 200711130178.

19. Provisions and matters regarding a boundary line adjustment set forth on document recorded under Auditor's File No. 200711130177.

**20. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Della C. Howard and/or her assigns

Recorded: May 19, 2017

Auditor's No. 201705190075

Purpose: Ingress, egress and utilities

Area Affected: A 25-foot wide strip of land

21. Lot certification, including the terms and conditions thereof, recorded April 10, 2019 as Auditor's File No. 201904100028. Reference to the record being made for full particulars. The company makes no determination as to its affects.

22. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded April 15, 2019, as Auditor's File No. 201904150102.