

When recorded return to:

Shane Salvatore
807 24th Street
Anacortes, WA 98221

GNW 22-15190

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jordan Alex Wojciechowski and Allison Ryan Wojciechowski, husband and wife

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Shane Salvatore, 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:

Ptn. Lots 7 and 8, Block 17, Nelson's Addn. to 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): P58097;3807-017-008-0005

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222112

May 20 2022

Amount Paid \$8005.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15190-KS

Page 1 of 4

Dated: May 19, 2022

Jordan Alex Wojciechowski by Allison R. Wojciechowski by POA
Jordan Alex Wojciechowski

Allison Ryan Wojciechowski
Allison Ryan Wojciechowski

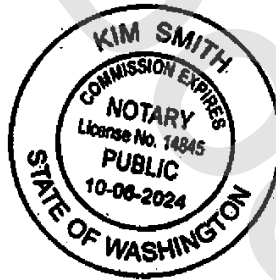
STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that ~~Jordan Alex Wojciechowski~~ and Allison Ryan Wojciechowski are the persons who appeared before me and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for this uses and purposes mentioned in this instrument. ^{*POA}

Kim Smith
Signature

Notary
Title

My appointment expires: 10-6-2024



Statutory Warranty Deed
LPB 10-05

Order No.: 22-15190-KS

Page 2 of 4

STATE OF Washington
County of Snohomish } SS:

I certify that I know or have satisfactory evidence Adison Ryan
Wojciechowski is the person who appeared before
me, and said person acknowledged that she signed this instrument, on oath stated she is
authorized to execute the instrument and is power of Attorney
of Jordan alex wojciechowski
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: May 19, 2022

Kim Smith

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 10-6-2024

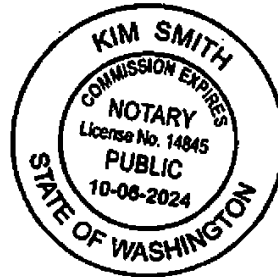


EXHIBIT "A"
Property Description

Closing Date: May 20, 2022

Buyer(s): Shane Salvatore

Property Address: 807 24th Street, Anacortes, WA 98221

PROPERTY DESCRIPTION:

That portion of Lots 7 and 8, Block 17, Nelson's Addition to Anacortes, Wash., as per plat recorded in Volume 2 of Plats, page 102, records of Skagit County, Washington, described as follows:

Beginning in the Northwest corner of said Lot 7;
thence North 89 degrees 59'34" East, 32.02 feet;
thence South 0 degrees 00'54" East, 81.52 feet;
thence South 89 degrees 59'36" West, 10.89 feet;
thence South 00 degrees 01'01" East, 18.43 feet;
thence South 89 degrees 59'36" West, 21.12 feet;
thence North 00 degrees 01'01" West, 99.95 feet to the POINT OF BEGINNING.

Situate in the City of Anacortes, County of Skagit, State of Washington.

EXHIBIT B

22-15190-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: Nelson's Addition to Anacortes Wash.

Recorded: January 14, 1890

Auditor's No.: Volume 2 of Plats, Page 102

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".

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 named Boundary Line Adjustment Survey recorded July 13, 2020 as Auditor's File No. 202007130051.

12. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded December 31, 2020 under Auditor's File No. 202012310123.