

When recorded return to:

Sabrina Leigh Molnar-Marshall
811 6th Street
Anacortes, WA 98221

Land Title and Escrow
201603-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Richard K. Swanby, a single person as his separate property** for and in consideration of SEVEN HUNDRED TWENTY THOUSAND AND 00/100 Dollars (\$720,000.00) in hand paid, conveys, and warrants to **Sabrina L. Molnar Marshall, an unmarried person** the following described real estate, situated in the County Skagit, State of Washington:

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 6 & ptn Lots 5 & 7, Blk 24, Bowman's Central Ship Harbor

Tax Parcel Number(s): 3776-024-007-0009/P56867

For Full Legal See Attached "Exhibit A"

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Dated: July 21, 2022

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223082

Jul 27 2022

Amount Paid \$11921.00
Skagit County Treasurer
By Lena Thompson Deputy

(attached to Statutory Warranty Deed)

RICHARD K. SWANBY by

Richard K. Swanby by Donald S. Swanby, Attorney-In-Fact 7/23/22

STATE OF Arkansas

COUNTY OF Garland

This record was acknowledged before me on 23 day of July, 2022 by Donald S. Swanby as attorney in fact for Richard K. Swanby.

Yolanda Hunter
Signature

Notary
Title

YOLANDA HUNTER
NOTARY PUBLIC
GARLAND COUNTY, ARKANSAS
COMM. EXP. 05/07/30
COMMISSION NO. 12710757

My appointment expires:

5-7-30

Exhibit A

PARCEL "A":

The West ½ of Lot 5 and all of Lot 6, Block 24, "BOWMAN'S CENTRAL SHIP HARBOR WATER FRONT PLAT OF ANACORTES, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, page 33, records of Skagit County, Washington.

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

PARCEL "B":

The East ½ of all that portion of an unplatted strip of land lying between the East line of Lot 8, Block 7, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington and the West line of Lot 6, Block 24, "BOWMAN'S CENTRAL SHIP HARBOR WATER FRONT PLAT OF ANACORTES, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, page 33, records of Skagit County, Washington, South of the South line of 6th Street and North of the North line of the alley, which strip is described on the rolls of the County Assessors as Lot 7, Block 24, "BOWMAN'S CENTRAL SHIP HARBOR WATER FRONT PLAT OF ANACORTES, SKAGIT CO., WASHINGTON".

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