

When recorded return to:

Qing Rou Deng
1919 SW 168th Street
Burien, WA 98166

Land Title and Escrow
204193-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-3639

Sep 01 2022

Amount Paid \$1963.00

Skagit County Treasurer

By Josie Bear Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **John E. Oman, as Personal Representative of Estate of Everett Carl Oman, deceased, Skagit County Superior Court Probate Cause No. 02-4-00023-1** for and in consideration of ONE HUNDRED TEN THOUSAND AND 00/100 Dollars (\$110,000.00) in hand paid, conveys, and warrants to **Qing Rou Deng, 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.)

Lots 1-14, Blk 106 & Lots 1-14, Blk 107, Fidalgo City & Lot 7, Blk 96, Fidalgo City TGW vacated streets

Tax Parcel Number(s): 4101-096-007-0001/ P73107 & 4101-106-014-0108/P73131 & 4101-107-014-0007/P73132


For Full Legal See Attached "Exhibit A"

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

Dated: July 6, 2022

(attached to Statutory Warranty Deed)

Estate of Everett C. Oman

By: 
John E. Oman, Personal Representative

STATE OF WASHINGTON

COUNTY OF King

This record was acknowledged before me on 29 day of July, 2022 by John E. Oman,
Personal Representative of Estate of Everett C. Oman.


Signature

BN
Title

My commission expires:

7/3/25

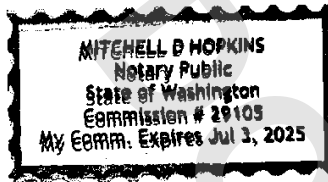


Exhibit A

Lots 1 through 14, inclusive, Block 106 and Lots 1 through 14, inclusive, Block 107, "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 vacated alleys in said Block 106 and 107 and TOGETHER WITH those portions of vacated streets as follows:

- a. The entire width of that portion of vacated Washington Avenue lying West of said Block 107 and East of Block 108
- b. That portion of vacated Jefferson Avenue lying between said Blocks 106 and 107
- c. That portion of the vacated South 40 feet of 6th Street lying East of the West line of Vacated Washington Avenue and West line of Lincoln Avenue
- d. The Vacated North 15 feet of 5th Street lying between the West line of block 107 and the East line of Block 106

Lot 7, Block 96, "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 that portion of the North half of vacated Sixth Street lying between the Southerly projection of the East and West lines of said Lot 7,

ALSO TOGETHER WITH that portion of the South half of 5th Street, lying adjacent to Lots 18 and 19, Dawn Addition to Anacortes, as per the plat recorded in Volume 7 of Plats, Page 49, records of Skagit County, Washington.

EXCEPT that portion of said 5th Street which has been previously vacated and lying within said Dawn Addition to Anacortes.

ALSO TOGETHER WITH the South half of 6th Street lying between the West line of Washington Avenue and the center line of Lincoln Avenue; except the South 40 feet of that portion thereof lying between the East line of Washington Avenue and the West line of Lincoln Avenue; also the West half of Lincoln Avenue adjacent to Lots 1 through 7, inclusive, Block 106; and the North half of 5th Street lying between the center line of Lincoln Avenue and the West line of Washington Avenue; except the North 15 feet thereof, lying between the East line of Washington Avenue and the West line of Lincoln Avenue; all in "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.

EXCEPT that portion described as follows:

(continued)

Beginning at the intersection of the centerlines of 5th Street and Lincoln Avenue in the "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;
thence North 00°00'42" East along the centerline of Lincoln Avenue, a distance of 220.00 feet;
thence North 86°48'59" West, a distance of 217.02 feet;
thence North 53°02'50" West, a distance of 101.25 feet;
thence North 89°59'18" West, a distance of 115.90 feet to a point on the West line of the 40 foot easement conveyed to Jeffrey P. Erickson filed under Auditor's File No. 200007250089;
thence South 00°00'42" West, a distance of 292.86 feet to a point on the centerline of vacated 5th Street;
thence South 89°59'18" East along the centerline of 5th Street, a distance of 108.58 feet to its intersection with the Northerly projection of the East line of the 50 foot right of way for Jefferson Avenue according to the plat of "DAWN ADDITION," Fidalgo City, Skagit County, Washington, as per plat recorded in Volume 7 of Plats, page 49;
thence South 00°00'42" West along said East line of Jefferson Street, a distance of 25.00 feet to the South line of 5th Street as shown on said plat of "DAWN ADDITION," Fidalgo City, Skagit County, Washington;
thence South 89°59'18" East along said South line of 5th Street, a distance of 189.95 feet;
thence North 00°00'42" East, a distance of 25.00 feet to the centerline of 5th Street;
thence South 89°59'18" East along the centerline of 5th Street, a distance of 114.98 feet to the point of beginning of this description.

Situate in County of Skagit, State of Washington.