

When recorded return to:

James W. Hokanson and Stephanie J. Hokanson

3110 West 3rd Place
Anacortes, WA 98221

GNW 22-16590

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ryan Kelly and Kelly Kelly, husband and wife,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to James W. Hokanson and Stephanie J. Hokanson, 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:

Ptn. Lots 15 - 18, Block 506, Northern Pacific 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): P114281; 3809-506-018-0000

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223830

Sep 16 2022

Amount Paid \$16905.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16590-KS

Page 1 of 4

Dated: 9-14-2022

Ryan Kelly
Ryan Kelly

Kelly Kelly
Kelly Kelly

I certify that I know or have satisfactory evidence that Ryan Kelly and Kelly Kelly 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.

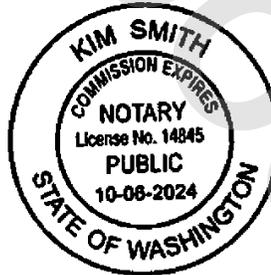
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 14 day of September, 2022 by Ryan Kelly and Kelly Kelly.

Kim Smith
Signature

Notary
Title

My commission expires: 10-6-2024



Statutory Warranty Deed
LPB 10-05

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 3110 West 3rd Place, Anacortes, WA 98221
Tax Parcel Number(s): P114281; 3809-506-018-0000

Property Description:

The East 74.99 feet of the West 224.97 feet of Block 506, "NORTHERN PACIFIC ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington;

EXCEPT the South 34 feet thereof;

TOGETHER WITH the South 34 feet of West 3rd Street vacated under Ordinance No. 2417 as would attach by the operation of law.

EXHIBIT B

22-16590-KS

10. 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 Plat of Northern Pacific Addition to Anacortes recorded March 4, 1891, in Volume 2 of Plats, Page 9, official records of Skagit County.

11. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Park Estates Development Company, a limited partnership, recorded November 24, 1954, as Auditor's File No. 509693.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16590-KS

Page 4 of 4