

When recorded return to:

Brian Finney and Tanya Loosa

1414 I Ave  
Anacortes, WA 98221

GNW 22-15008

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Gordon Janz and Charlene Janz, husband and wife,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Brian Finney and Tanya Loosa, 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:

Lots 11 to 20, Block 9, Munk's 1st Queen Addn. Addn.

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): P58044; 3806-009-020-0007

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224300

Oct 21 2022

Amount Paid \$15231.80

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-15008-KS

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Dated: October 11, 2022

Gordon Janz  
Gordon Janz

Charlene Janz  
Charlene Janz



STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Gordon Janz and Charlene Janz are the persons who appeared before me and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Kim Smith  
Signature

Notary Public  
Title

My commission expires: 10-6-2024

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 1414 I Avenue, Anacortes, WA 98221  
Tax Parcel Number(s): P58044; 3806-009-020-0007

**Property Description:**

Lots 11 to 20, Block 9, MUNKS' FIRST QUEEN ANNE ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 3 of Plats, page 1, records of Skagit County, Washington;

TOGETHER WITH the South Half of vacated alley adjoining that attaches to said property by operation of law set forth in Vacation Ordinance No. 2717, recorded August 30, 2005, under Auditor's File No. 200508300075, records of Skagit County, Washington

Situated in Skagit County, Washington

## EXHIBIT B

22-15008-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 Munk's First Queen Anne Addition to Anacortes recorded August 18, 1891 as Auditor's File No. Volume 3 of Plats, page 1.

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".

Statutory Warranty Deed  
LPB 10-05

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