

202211160014

11/16/2022 09:58 AM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor, WA

When recorded return to:
Kristian Varker and Kelley Kushner
33760 Willow Haven Lane 105
Murrieta, CA 92563

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052544

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224620

Nov 16 2022

Amount Paid \$7845.00
Skagit County Treasurer
By Josie Bear Deputy

CHICAGO TITLE

620052544

STATUTORY WARRANTY DEED

THE GRANTOR(S) Elmer H. Elwin, an unmarried person as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Kristian Varker and Kelley Kushner, Husband and Wife

the following described real estate, situated in the County of Skagit, State of Washington:

LOTS 9 AND 10, BLOCK 5, "BOWMAN'S CENTRAL SHIP HARBOR WATER FRONT PLAT OF
ANACORTES, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2
OF PLATS, AT PAGE 33, RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P56783 / 3776-005-010-0011

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: November 8, 2022


Elmer H. ElwinState of CACounty of MAKINThis record was acknowledged before me on 11-14-2022 by Elmer H. Elwin.

(Signature of notary public)

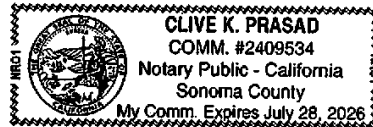
Notary Public in and for the State of CAMy appointment expires: 07-28-26

EXHIBIT "A"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Bowman's Central Ship Harbor Water Front Plat of Anacortes, Skagit County, Washington:

Recording No: Volume 2, Page 33

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 200608150111

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by Anacortes.