

When recorded return to:

CC&D Construction LLC

309 Mallard Court
Anacortes, WA 98221

GNW 22-17421

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224933

Dec 16 2022

Amount Paid \$8165.20
Skagit County Treasurer
By Josie Bear Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jacqueline A. Boss, Trustee of Jacqueline A. Boss Trust Dated July 27, 1999, ,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to CC&D Construction LLC, a Washington Limited Liability Company

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 1, 2 and 3, Block 127, City of 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): P55817; 3772-127-003-0016

Dated: 12/13/2022

Jacqueline A. Boss Trust

By: Jacqueline A Boss, Trustee
Jacqueline A. Boss, Trustee

STATE OF WASHINGTON
COUNTY OF King

I certify that I know or have satisfactory evidence that Jacqueline A. Boss signed this instrument, on oath stated that she is authorized to execute this instrument and acknowledged it as the Trustee of Jacqueline A. Boss Trust dated July 27, 1999 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Brittanie Atwood
Signature

Notary Public
Title

My commission expires: 8/2/2023



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1501 16th Street, Anacortes, WA 98221
Tax Parcel Number(s): P55817; 3772-127-003-0016

Property Description:

**Lots 1, 2 and 3, Block 127, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON",
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 4 THROUGH 7,
RECORDS OF SKAGIT COUNTY, WASHINGTON**

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

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Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

Statutory Warranty Deed
LPB 10-05

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