

When recorded return to:

Kristy A. Mahoney and Ryan D. Mahoney
2620 West 2nd Street
Anacortes, WA 98221

GNW 23-17505

STATUTORY WARRANTY DEED

THE GRANTOR(S) Frances L. Petersen, Trustee of Frances L. Petersen Survivor's Trust, u/t/d 3/8/93,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Kristy A. Mahoney and Ryan D. Mahoney, 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 8, 9 and 10, Block 103, 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): P58179; 3809-103-010-0007

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235346

Jan 31 2023

Amount Paid \$6965.00

Skagit County Treasurer

By Josie Bear Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 23-17505-KS

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Dated: January 23, 2023

Frances L. Petersen Survivor's Trust

By: X Frances L. Petersen
Frances L. Petersen, Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Frances L. Petersen signed this instrument, on oath stated that she is authorized to sign this instrument and acknowledged it as the Trustee of the Frances L. Petersen Survivor's Trust to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Kim Smith
Signature

Notary
Title

My commission expires: 10-6-24

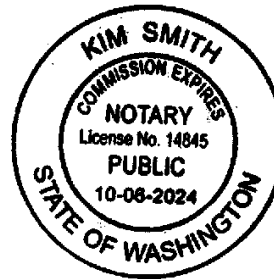


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 2620 West 2nd Street, Anacortes, WA 98221
Tax Parcel Number(s): P58179; 3809-103-010-0007

Property Description:

Lots 8, 9, and 10, Block 103, "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.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

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10. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Park Estates Development Co., a limited partnership, by Great Western Investment Co. Inc., General Partner, by Albert Balch, President, recorded November 24, 1954 as Auditor's File No. 509693.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

11. 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 Survey recorded September 26, 1991 as Auditor's File No. 9109260074.