

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235905

Mar 23 2023

Amount Paid \$11253.00

Skagit County Treasurer

By Lena Thompson Deputy

When recorded return to:

Blancaflor Sanchez, Darwin Thomas Sanchez, and Francisco Manuel Sanchez Villanueva
14928 Washington Street
Anacortes, WA 98221

GNW 23-17755

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nicholas Poe and Kristi Poe, a married couple

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

in hand paid, conveys, and warrants to Blancaflor Villanueva Sanchez, a single person and Francisco Manuel Sanchez Villanueva, a single person and Darwin Thomas Sanchez Villanueva, a single person.

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 135, Fidalgo City

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): P73160; 4101-135-010-0002

Dated: March 17, 2023

Nicholas Poe

Nicholas Poe

Kristi Poe

Kristi Poe

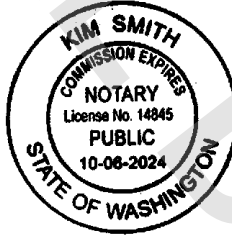
STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Nicholas Poe and Kristi Poe 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.

Kim Smith
Signature

Notary
Title

My commission expires: 10-6-2024



Statutory Warranty Deed
LPB 10-05

Order No.: 23-17755-KS

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 14928 Washington Street, Anacortes, WA 98221

Tax Parcel Number(s): P73160; 4101-135-010-0002

Property Description:

Lots 8, 9 and 10, Block 135, MAP OF FIDALGO CITY, according to the plat thereof, recorded in Volume 2 of Plats page 113, records of Skagit County, Washington;

TOGETHER WITH the entire portion of vacated alley adjacent to Lots 8 and 9;

ALSO TOGETHER with the East Half of vacated alley adjacent to Lot 10 and Washington Avenue adjacent to Lots 8, 9 and 10 that has reverted to said premises by operation of law.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

23-17755-KS

10. Agreed Judgment Quieting Title in Commercial Avenue, Washington Avenue, Fourth Street, Fifth Street, and portions of the alleyways of Blocks 133, 134 and 135 all within the Plat of Fidalgo City, including the terms, covenants and provisions thereof

Recording Date: September 19, 1990
Recording No.: 9009190057
Superior Cause No: 90-2-00532-4

11. Lot certification, including the terms and conditions thereof, recorded on July 23, 1999 as Auditor's File No. 199907230020. Reference to the record being made for full particulars. The company makes no determination as to its affects.

12. Lot certification, including the terms and conditions thereof, recorded on July 23, 1999 as Auditor's File No. 199907230021. Reference to the record being made for full particulars. The company makes no determination as to its affects.

13. Lot certification, including the terms and conditions thereof, recorded on July 23, 1999 as Auditor's File No. 199907230022. Reference to the record being made for full particulars. The company makes no determination as to its affects.

14. Lot certification, including the terms and conditions thereof, recorded on July 23, 1999 as Auditor's File No. 199907230023. Reference to the record being made for full particulars. The company makes no determination as to its affects.

15. Lot certification, including the terms and conditions thereof, recorded on July 23, 1999 as Auditor's File No. 199907230024. Reference to the record being made for full particulars. The company makes no determination as to its affects.

16. Terms and conditions of Order on Special Use Request SU 05 0290 and Shoreline Substantial Development SL 05 0229, recorded March 13, 2006 as Auditor's File No. 200603130175.

17. Terms and conditions of Boundary Line Adjustment Quit Claim Deed, recorded November 13, 2009 as Auditor's File No. 200911130060.

18. 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 Map of Fidalgo City recorded as Auditor's File No. Volume 2 of Plats, page 113.

19. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin, recorded on March 14, 2018 as Auditor's File No. 201803140038.

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.

20. 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 on May 24, 2018 as Auditor's File No. 201805240064.

Statutory Warranty Deed
LPB 10-05

21. Easement, affecting a portion of subject property for the purpose of Private utility, access, fire turnaround including terms and provisions thereof granted to Hoyer Homes, LLC recorded on May 10, 2019 as Auditor's File No. 201905100003
22. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded on January 27, 2020, as Auditor's File No. 202001270174.
23. Easement, affecting a portion of subject property for the purpose of Utility easement including terms and provisions thereof granted to Hoyer Homes, LLC recorded on November 10, 2020 as Auditor's File No. 202011100080
24. Easement, affecting a portion of subject property for the purpose of Water (PUD) Utility including terms and provisions thereof granted to Claus Family Corporation recorded on November 13, 2020 as Auditor's File No. 202011130025
25. It appears that improvements are located on the Land but are not presently assessed. Supplemental taxes may appear on future tax rolls.