

When recorded return to:
Jared R. Starr, Jr.
813 7th Street
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20235956
Mar 30 2023
Amount Paid \$7845.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620053511

CHICAGO TITLE

620053511

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gregory Hatch, 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 Jared R. Starr, Jr., an unmarried person

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

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

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

LT 1, LETORGEON BLA 2011-0002 **PTN SW 18-35-02**


Tax Parcel Number(s): P56875 / 3776-025-007-0006


Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 3-27-2023

Gregory HatchState of Washington
County of SkaagitThis record was acknowledged before me on 03/27/2023 by Gregory Hatch.

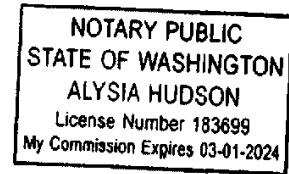
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 03/01/2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P56875 / 3776-025-007-0006

LOT 1 OF LETORGEON BOUNDARY LINE ADJUSTMENT 2011-0002 RECORDED JULY 7, 2011, UNDER RECORDING NUMBER 201107070032; BEING A PORTION OF LOT 6, BLOCK 25, BOWMAN'S CENTRAL SHIP HARBOR WATER FRONT PLAT OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 Bowman's Central Ship Harbor Front Plat of Anacortes:

Recording No: Volume 2, Page 33

2. Reservation contained in deed:

Recording Date: January 29, 2010

Recording No.: 201001290076

Regarding: Skagit County Right to Farm Ordinance

3. 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 Letorgeon Boundary Line Adjustment:

Recording No: 201107070032

4. Declaration of Easements for Ingress, Egress and Utilities and the terms and conditions thereof:

Recording Date: July 7, 2011

Recording No.: 201107070033

and Re-Recording Date: October 26, 2011

and Re-Recording No.: 201110260003

Reason: To correct legal description

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

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Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.