

When recorded return to:

Kevin Cuellar
13805 Seaview Way
Anacortes, WA 98221

GNW 23-17813

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236754

Jun 02 2023

Amount Paid \$14101.00
Skagit County Treasurer
By Lena Thompson Deputy**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Michael Craig Cunningham, as his separate estate, 6141 East Finisterra, Tucson, AZ 85750,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Kevin Cuellar, an unmarried 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. pg. 2Abbreviated legal description: Property 1:
Lot 63, Seaview Div. No. 4This 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): P115973

Dated: 06/02/2023

MICHAEL CRAIG CUNNINGHAM

Michael Craig Cunningham

STATE OF WASHINGTON
COUNTY OF SKAGITThis record was acknowledged before me on 2 day of June, 2023 by Michael Craig Cunningham.
Signature

Notary

Title

My commission expires: 09/11/2023

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2023

This notarial act involved the use of communication technology

Statutory Warranty Deed
LPB 10-05

Order No.: 23-17813-KH

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 13805 Seaview Way, Anacortes, WA 98221
Tax Parcel Number(s): P115973

Property Description:

Lot 63, "PLAT OF SEAVIEW DIV. NO. 4", as per plat recorded in Volume 17 of Plats, pages 72 through 74, inclusive, records of Skagit County, Washington.

Situated in County of Skagit, State of Washington

Statutory Warranty Deed
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EXHIBIT B

23-17813-KH

10. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: July 28, 1953
Auditor's No: 491793

Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

11. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Skagit County Hearing Examiner
Recorded: November 7, 1997
Auditor's No: 9711070076

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

12. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Skagit County Hearing Examiner
Recorded: March 9, 1999
Auditor's No: 9903090082

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

13. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Plat of Seaview Div. No. 4
Recorded: June 14, 1999
Auditor's No: 9906140008

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

14. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 11, 1999

Statutory Warranty Deed
LPB 10-05

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Recorded: June 14, 1999
Auditor's No: 9906140009

Executed by: San Juan Fidalgo Holding Company, a Washington corporation

15. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Skagit County Public Works
Recorded: June 14, 1999
Auditor's No: 9906140010

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

"Regarding Stormwater System Maintenance Plan for Seaview IV"

16. Setback Restriction and Easement, as recorded under Skagit County Auditor's File No. 200010270085. Said instrument purports to satisfy the side yard set back requirements of Skagit County Code. (Affects Lot 50 only).

Statutory Warranty Deed
LPB 10-05

Order No.: 23-17813-KH

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