

202306300045

06/30/2023 10:52 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

When recorded return to:

Thomas Paul Bowen
15362 Deception Road
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237109

Jun 30 2023

Amount Paid \$6725.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 23-18585

STATUTORY WARRANTY DEED

THE GRANTOR(S) James E. Kerr and Lynne E. Kerr, husband and wife, 5520 126th Place Northeast, Marysville, WA 98271,

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

in hand paid, conveys, and warrants to Thomas Paul Bowen, a married person as his separate estate

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: Property 1:
Lots 1, 2 & Ptn. Lot 3, DEWEY BEACH ADDITION NO. 3A

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): P65056

Statutory Warranty Deed
LPB 10-05

Order No.: 23-18585-KM

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Dated: June 29, 2023
[Signature]
James E. Kerr by Carolyn Kerr, Attorney-In-Fact
[Signature]
Lynne E. Kerr

STATE OF WASHINGTON
COUNTY OF SKAGIT

*attorney in fact

This record was acknowledged before me on 29th day of June, 2023 by Carolyn Kerr and Lynne E. Kerr.

[Signature]
Signature

Notary
Title

My commission expires: May 16, 2026

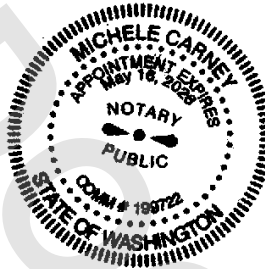


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 15375 Deception Road, Anacortes, WA 98221
Tax Parcel Number(s): P65056

Property Description:

Lots 1, 2 and the East 10 feet of Lot 3, "DEWEY BEACH ADDITION NO. 3A", as per plat recorded in Volume 7 of Plats, page 12, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 23-18585-KM

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EXHIBIT B

23-18585-KM

10. 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 Dewey Beach Addition No. 3A recorded November 2, 1983 as Auditor's File No. 494668.

11. **EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power & Light Company

Recorded: August 8, 1955

Auditor's No.: 522141

Purpose: Electric transmission and distribution line

Area Affected: as disclosed in instrument

12. Reservation contained in deed executed by Henry L. Barker and Audrey M. Barker, husband and wife, recorded April 24, 1956, under Auditor's No. 534994, as follows: This property is not to be used for commercial purposes; no unreasonably high fences, trees, etc., to obstruct the view of surrounding property owners (affects Lot 2 and the East 10 feet of Lot 3).

13. Reservations contained in deed executed by Fred Henricksen and Dorothy M. Henricksen, recorded July 24, 1956, under Auditor's No. 539163, as follows: This property is not to be used for commercial purposes (affects Lot 1).

14. 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 December 7, 1992, as Auditor's File No. 9212070147.

15. 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 Record of Survey recorded August 24, 1994 as Auditor's File No. 9408240020.

16. Any tax, fee, assessments or charges as may be levied by Dewey Beach Community Club.

19. Unrecorded leaseholds, if any, and rights of parties in possession, if any.