

When recorded return to:

Lloyd Watson and Amanda Watson  
2304 Q Avenue  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20237157

Jul 06 2023

Amount Paid \$4805.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

GNW 23-18702

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Katherine Ann Leseman, Personal Representative of The Estate of Agnes A. Sharpe, deceased  
, 3615 West 6th Street, Anacortes, WA 98221,

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

in hand paid, conveys, and warrants to Lloyd Watson and Amanda Watson, 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: Property 1:

Lot 23, NELSON'S ADDITION ANACORTES & Ptn. Lot 1, Block 7, FIRST ADDITION TO THE CITY OF  
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): P58101, P57207

Dated: 7-3-23

The Estate of Agnes A. Sharpe, deceased

By: Katherine Ann Leseman  
Katherine Ann Leseman, Personal Representative

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 3 day of July, 2023 by Katherine Ann Leseman, Personal Representative of The Estate of Agnes A. Sharpe, deceased.

[Signature]  
Signature

Notary  
Title

My commission expires: 6/19/25



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 2304 Q Avenue, Anacortes, WA 98221  
Tax Parcel Number(s): P58101, P57207

**Property Description:**

**Parcel A:**

Lot 23, "NELSON'S ADDITION ANACORTES, WASH.", as per plat recorded in Volume 2 of Plats, page 102, records of Skagit County, Washington.

**Parcel B:**

Lot 1, EXCEPT the West 5 feet thereof, Block 7, "FIRST ADDITION TO THE CITY OF ANACORTES", as per Plat recorded in Volume 1 of Plats, page 124, records of Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-18702-KM

Page 3 of 4

**EXHIBIT B**

23-18702-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 First Addition to the City of Anacortes recorded February 5, 1890 as Auditor's File No. Vol. 1 of Plats, Pg. 24.

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 Nelson's Addition to Anacortes Wash. recorded on January 14, 1890 as Auditor's File No. Volume 2 of Plats, Page 102.

12. 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 January 14, 2002 as Auditor's File No. 200211140018.

13. Municipal assessments, if any, levied by the City of Anacortes. This Company suggests that inquiry be made to the City of Anacortes for current assessment status.

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