

202307280200

07/28/2023 02:55 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237454

Jul 28 2023

Amount Paid \$7685.00

Skagit County Treasurer

By Lena Thompson Deputy

When recorded return to:

Ryan Kudlacek and Lindi Kudlacek
17482 Koeppens Trail
Cat Spring, TX 78933

GNW 23-18738

STATUTORY WARRANTY DEED

THE GRANTOR(S) Grace Perez, an unmarried person, 407 South Berry Pine Road, Rapid City, SD 57702,

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

in hand paid, conveys, and warrants to Ryan Kudlacek and Lindi Kudlacek, 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 11 and West 1/2 Lot 12, Block 120, Map 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): P55771/3772-120-012-0002

Statutory Warranty Deed
LPB 10-05

Order No.: 23-18738-KM

Page 1 of 4

Dated: 7/24/2023
Grace Perez
Grace Perez

STATE OF South Dakota
COUNTY OF Pennington

This record was acknowledged before me on 24th day of July, 2023 by Grace Perez.

Aimee Graugaard
Signature

Notary Public
Title

My commission expires: 10/30/2026



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1617 K Avenue, Anacortes, WA 98221
Tax Parcel Number(s): P55771/3772-120-012-0002

Property Description:

Lot 11, and the West½ of Lot 12, Block 120, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 23-18738-KM

Page 3 of 4

EXHIBIT B

23-18738-KM

10. 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:

Name: Map of the City of Anacortes

Recorded: July 3, 1891

Auditor's No.: Volume 2 of Plats, Pages 4 through 7

11. 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:

Name: Survey

Recorded: March 3, 2004

Auditor's No.: 200403030149

12. 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.

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