

When recorded return to:

Tyler Hill
2308 18th Street
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237507

Aug 02 2023

Amount Paid \$15881.00
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.: 620054593

CHICAGO TITLE
620054593

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carolyn F. Scott, a married person as her separate property

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Tyler Hill, an unmarried person and Megan Jeffords, 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(S) 16, 17 & PTN OF LT 18, BLK 232, "MAP OF THE CITY OF ANACORTES, SKAGIT
COUNTY, WASHINGTON" AKA LT F, SVY, REC 9105150017

Tax Parcel Number(s): P99307 / 3772-232-018-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

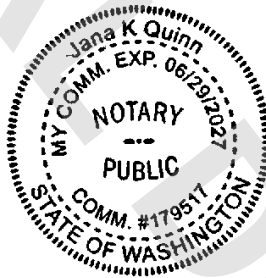
Dated: July 28 2023Carolyn F. Scott
Carolyn F. ScottTerry Lee Scott
Terry Lee ScottState of Washington
County of SkaagitThis record was acknowledged before me on 07/28/2023 by Carolyn F. Scott and Terry Lee Scott.Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2027

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P99307 / 3772-232-018-0000

LOTS 16 AND 17 AND THE WEST 1/2 OF LOT 18, BLOCK 232, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 4 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

(ALSO KNOWN AS LOT F OF SURVEY RECORDED ON MAY 15, 1991 UNDER AUDITOR'S FILE NO. 9105150017).

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 the Map of the City of Anacortes:

Recording No: Volume 2 Page 4

2. 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 Survey:

Recording No: 9105150017

3. Latecomers Agreement No. 2004-1, and the terms and conditions thereof:

Executed by: City of Anacortes and Windward Development, et al

Recording Date: November 19, 2004

Recording No.: 200411190063

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