

When recorded return to:

Ian Chamberlin and Mary Chamberlin
8405 Blakiston Lane
Alexandria, VA 22308

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238277

Oct 04 2023

Amount Paid \$13478.00
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.: 620054841

CHICAGO TITLE
620054841

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kirk Spowart and Kathleen Spowart, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Ian Chamberlin and Mary Chamberlin, a married couple

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 51, SVY; PTN OF BLK 257, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY,
WASHINGTON"

Tax Parcel Number(s): P56440 / 3772-257-020-0010

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

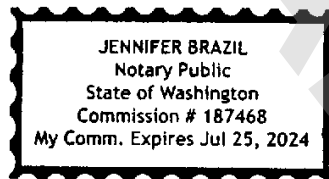
Dated: September 29, 2023Kirk Spowart
Kirk SpowartKatie Spowart
Katie SpowartState of Washington
County of SkagitThis record was acknowledged before me on 9-29-2023 by Kirk Spowart and Katie Spowart.Jennifer Brazil
(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: 7-25-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P56440 / 3772-257-020-0010

LOT 51 OF SURVEY RECORDED DECEMBER 23, 1996, IN VOLUME 19 OF SURVEY, PAGES 31 THROUGH 35, UNDER AUDITOR'S FILE NO. 9612230056, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF BLOCK 257, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 Survey:

Recording No: 9612230056

2. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: February 27, 1997
Recording No.: 9702270080

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. Assessments, if any, levied by the City of Anacortes.
5. City, county or local improvement district assessments, if any.
6. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$752,136.00
Dated: August 27, 2021
Trustor/Grantor: Kirk Spowart and Kathleen Spowart, a married couple
Trustee: Chicago Title Company of Washington
Beneficiary: Mortgage Electronic Registration Systems Inc. as nominee for Trident Home Loans, LLC, a Florida corporation
Loan No.: 21072901
Recording Date: September 3, 2021
Recording No.: 202109030033

Said Deed of Trust is a re-recording of Deed of Trust recorded under 202108300076