

When recorded return to:

Nicholas Edward Calise and Xiuying Situ
1302 Commercial Avenue
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240409

Apr 29 2024

Amount Paid \$11164.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 24-20439

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jackie Law, a single woman, 2105 & 2107 12th Street, Anacortes, WA 98221,

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

in hand paid, conveys, and warrants to Nicholas Edward Calise, an unmarried man, and Xiuying Situ, an unmarried woman

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:
Section 24, Township 35 North, Range 1 East - NE NW

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): P31862 / 350124-0-082-0001

Dated: 04-22-24

[Signature]
Jackie Law

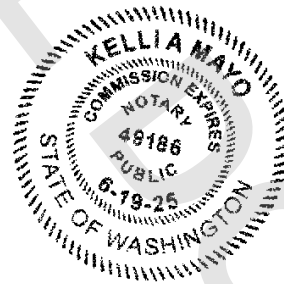
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 22 day of April, 2024 by Jackie Law.

[Signature]
Signature

Notary Public
Title

My commission expires: 6/19/25



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 2105 & 2107 12th Street, Anacortes, WA 98221
Tax Parcel Number(s): P31862 / 350124-0-082-0001

Property Description:

That portion of the Northeast 1/4 of the Northwest 1/4 of Section 24, Township 35 North, Range 1 East, WM., described as follows:

Beginning at a point 296 feet South and 156.63 feet East of the Northwest corner of said Northeast 1/4 of the Northwest 1/4;
thence South 148 feet;
thence West 111.63 feet;
thence North 148 feet;
thence East 111.63 feet to the point of beginning,

EXCEPT the North 40 feet thereof for street.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

24-20439-KM

12. 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:

Plat/Subdivision Name: Cooper's Addition Div. No. 1
Recorded: September 13, 1994
Auditor's No: 9409130072

13. Regulatory notice/agreement regarding Accessory Dwelling Unit Covenant - Landowner(s) Notice Against Property Title that may include covenants, conditions and restrictions affecting the subject property, recorded on July 12, 2021 as Auditor's File No. 202107120083 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

14. 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.

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

Statutory Warranty Deed
LPB 10-05

Order No.: 24-20439-KM

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