202406120075 06/12/2024 02:42 PM Pages: 1 of 4 Fees: \$306.50

Skagit County Auditor, WA

When recorded return to:

Ian Gielar 1617 12th Street Anacortes, WA 98221 SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Affidavit No. 20240945 Jun 12 2024 Amount Paid \$8005.00 Skagit County Treasurer By Kaylee Oudman Deputy

212195-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tiffany Piliman, unmarried person

for and in consideration of \$10.00 and other good and valuable consideration in hand paid, conveys, and warrants to Ian Gielar, a single man the following described real estate, situated in the County of Skagit, State of Washington:

See "Exhibit A" attached hereto and made a part hereof.

Subject to: see attached Exhibit "B"

Abbreviated Legal: Lot 8 & Ptn Lot 9, Blk 5, Munk's 1st Queen Anne Addn to Anacortes

Tax Parcel Number(s): 3806-005-009-0018/P58021

LPB 10-05

Dated: 12-7-2024

Tiffany Piilman

State of Washington
County of Skacit

This record was acknowledged before me on Obj07/2024 by Tiffally Pillman.

Notary Public Interpret State Jennieh Andrews
My commission expires: 03/08/2028
Resides in: Island County

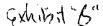
JENNIE L ANDREWS Notary Public State of Washington Commission # 145419 My Comm. Expires Mar 8, 2028

EXHIBIT "A"

The Land referred to herein below is situated in the County of Skagit, State of Washington and is described as follows:

Lot 8 and the East 1/2 of Lot 9, Block 5, "MUNK'S FIRST QUEEN ANNE ADDITION TO ANACORTES," as per plat recorded in Volume 3 of Plats, page 1, records of Skagit County, Washington.

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



COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Munk's 1st Queen Anne Addition to Anacortes

Recorded: August 18, 1891

Auditor's No.: 4184 (Volume 3 of Plats, page 1)

Matters as disclosed by survey recorded February 12, 2008 under Auditor's File No. 200802120002, records of Skagit County, Washington.

Right to Manage Natural Resource Lands Disclosure, and the terms and conditions thereof, as disclosed by instrument recorded on July 27, 2018 under Auditor's File No. 201807270059. Reference is made to said document for full particulars.

COVENANT AND THE TERMS AND CONDITIONS THEREOF:

Recorded: September 6, 2019 Auditor's File No.: 201909060010 As Follows: Covenant for owner occupancy

Tax Account No./Property ID No.: 3806-005-009-0018/P58021

Total Assessed: \$436,400.00

Year: 2024

Amount Billed: \$3,293.71 Amount Paid: \$1,646.91 Balance: \$1,646.80

Prior to the close of escrow, please contact the County Treasurer's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and/or delinquencies.