

When recorded return to:

Alexander B. Bollman and Sasha J. Bollman
4400 Tyler Way
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241013

Jun 18 2024

Amount Paid \$10185.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245463685

Chicago Title
620056246

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua L. Puscas, as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Alexander B. Bollman and Sasha J. Bollman, 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.)

PTN NW 1/4 SE 1/4 SE 1/4 SEC 27-35-1E

Tax Parcel Number(s): 350127-4-006-0003, P32420

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 06/14/2024

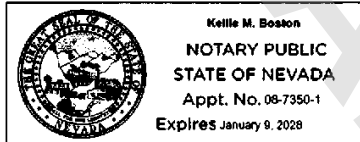
Joshua L. Puscas
Joshua L. Puscas

State of Nevada
County of Clark

This record was acknowledged before me by means of communication technology
on 06/14/2024 by Joshua L. Puscas.

(electronic official
stamp)

Kelli M. Boston
Notary Public
My commission expires: 01/09/2028



Notarized remotely using audio-video communication technology via Proof.

EXHIBIT "A"
Legal Description

ALL THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27;
THENCE SOUTH 0°47'07" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 45.32 FEET TO THE CENTERLINE OF VACATED MARINE DRIVE, AS VACATED BY ORDINANCE NO. 1934;
THENCE SOUTH 59°08'15" EAST ALONG THE CENTERLINE OF VACATED MARINE DRIVE A DISTANCE OF 106.64 FEET;
THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 146.19 FEET THROUGH A CENTRAL ANGLE OF 35°36'00" A DISTANCE OF 96 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE WESTERLY LINE OF TYLER CIRCLE AS CONVEYED TO THE CITY OF ANACORTES BY DEED RECORDED FEBRUARY 12, 1990, UNDER AUDITOR'S FILE NO. 9002120093, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID TYLER CIRCLE A DISTANCE OF 165 FEET, MORE OR LESS, TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27;
THENCE NORTH 88°22'03" WEST ALONG THE NORTH LINE THEREOF A DISTANCE OF 171.81 FEET TO THE POINT OF BEGINNING.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Purpose: electric transmission and/ or distribution lines
Recording No.: 321630
Affects: as described in said instrumen
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light
Purpose: electric line right of way
Recording Date: June 14, 1977
Recording No.: 858311
Affects: as described in said instrument
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Purpose: sewer line
Recording Date: April 19, 1983
Recording No.: 8304190078
Affects: as described in said instrument
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: underground electric transmission and/ or distribution
Recording Date: May 1, 1984
Recording No.: 8405010088
Affects: as described in said instrument
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Assessments, if any, levied by Anacortes.
7. City, county or local improvement district assessments, if any.