

When recorded return to:

Roger Jiin-Shyn Chen and Pin-Hua Chen
2674 Bridle Lane
Walnut Creek CA
94596

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241433
Jul 19 2024
Amount Paid \$13745.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 24-21201

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mimi Chevalier Shannon, Trustee of The MIMI C. SHANNON REVOCABLE TRUST dated July 20, 2020, 3605 West 2nd Street, Anacortes, WA 98221,

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

in hand paid, conveys, and warrants to Roger Jiin-Shyn Chen and Pin-Hua Chen, a married couple

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:
Lots 3 and 4, Block 1104, NORTHERN PACIFIC ADDITION TO ANACORTES

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): P95581/3809-105-000-0301

Statutory Warranty Deed
LPB 10-05

Order No.: 24-21201-KM

Page 1 of 4

Dated: 7/17/24

The MIMI C. SHANNON REVOCABLE TRUST dated July 20, 2020

By: Mimi Chevalier Shannon
Mimi Chevalier Shannon, Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT Wm Pierce

This record was acknowledged before me on 17 day of July, 2024 by Mimi Chevalier Shannon, Trustee of
The MIMI C. SHANNON REVOCABLE TRUST dated July 20, 2020.

Heidi Mayberry
Signature

Notary public
Title

My commission expires: 5.31.27

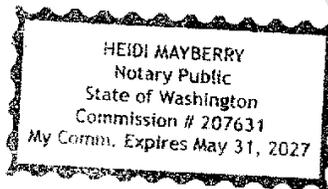


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 3605 West 2nd Street, Anacortes, WA 98221

Tax Parcel Number(s):

Property Description:

Lots 3 and 4, Block 1104, NORTHERN PACIFIC ADDITION TO ANACORTES, as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

EXHIBIT B

24-21201-KM

9. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Plat of Northern Pacific Addition to Anacortes recorded March 4, 1891, in Volume 2 of Plats, Page 9, official records of Skagit County.

10. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Park Estates Development Company, a limited partnership, recorded November 24, 1954, as Auditor's File No. 509693.

11. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded on September 14, 1998 as Auditor's File No. 9809140004.

12. 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.