

When recorded return to:

Mark Gifford and Christine L. Gifford
2705 H Avenue
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241773

Aug 15 2024

Amount Paid \$14777.40
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher Fairfax, Successor Trustee of THE WINIFRED L FAIRFAX TRUST dated April 4, 2003, 2014 L Avenue, Anacortes, WA 98221,

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

in hand paid, conveys, and warrants to Mark Gifford and Christine L. Gifford, husband and wife

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:
Lot A, ALDRIDGE LONG PLAT

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): P124679/4895-000-001-0000

Dated: 8-9-24

THE WINIFRED L FAIRFAX TRUST dated April 4, 2003

By: Christopher Fairfax
Christopher Fairfax, Successor Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 9 day of August, 2024 by Christopher Fairfax, Successor Trustee of THE WINIFRED L FAIRFAX TRUST dated April 4, 2003.

Signature

Title

My commission expires: 6/19/25



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 2705 H Avenue, Anacortes, WA 98221
Tax Parcel Number(s): P124679/4895-000-001-0000

Property Description:

Lot A, ALDRIDGE LONG PLAT, as per plat recorded June 15, 2006, under Auditor's File No. 200606150060, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 24-21365-KM

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EXHIBIT B

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9. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation, its successors and assigns
Recorded: October 19, 1967
Auditor's No.: 705886
Purpose: Pipeline or pipelines for the transportation of oil, gas and the products thereof
Area Affected: Undisclosed

10. RESERVATION CONTAINED IN INSTRUMENT

Executed by: City of Anacortes
Recorded: May 25, 2004
Auditor's No.: 200405250067
As Follows: The City hereby reserved easements for the construction, repair and maintenance of utilities, including power, communications, cable, gas, water, sewer and storm sewer, over, along and through said area being vacated.
Affects: Portion formerly in "H" Avenue

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 Aldridge Long Plat recorded on June 15, 2006 as Auditor's File No. 200606150060.

Said instrument was modified by instrument recorded on October 3, 2007, under Auditor's File No. 200710030049.

12. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on October 23, 2007 as Auditor's File No. 200710230017.

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.

13. 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.

14. Any invalidity or defect in the title of the vestees in the event such Trust is invalid or fails to confer sufficient powers in the trustee, or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

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

Statutory Warranty Deed
LPB 10-05

Order No.: 24-21365-KM

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