

When recorded return to:
Marcus Shane Muir and Ivy Nicole-Nall Muir
1510 Latitude Cir
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242581

Oct 16 2024

Amount Paid \$9918.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Chicago Title
620056550

Escrow No.: 620056550

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alison Bartlett, a married woman as her separate property

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Marcus Shane Muir and Ivy Nicole-Nall Muir, 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.)

LTS 19, 20 & PTN OF LT 18, BLK 2, "KELLOGG & FORD'S ADDN TO ANACORTES,
WASHINGTON" AKA LT 5, BLK 2, SVY, REC 877715

Tax Parcel Number(s): P57690 / 3800-002-020-0107

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

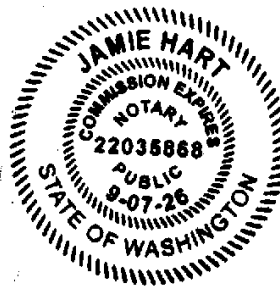
Dated: 10/11/2024Alison Bartlett
Alison BartlettState of WashingtonCounty of SkagitThis record was acknowledged before me on October 11th 2024 by Alison Bartlett.[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 9-07-26

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P57690 / 3800-002-020-0107

LOTS 19, 20 AND THE WEST 1/2 OF LOT 18, BLOCK 2, "KELLOGG & FORD'S ADDITION TO ANACORTES, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 41, RECORDS OF SKAGIT COUNTY, WASHINGTON;

(BEING KNOWN AS LOT 5, BLOCK 2 OF SURVEY RECORDED IN VOLUME 2 OF SURVEYS, PAGE 90, UNDER AUDITOR'S FILE NO. 877715, RECORDS OF SKAGIT COUNTY, WASHINGTON).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Kellogg & Ford's Addition to Anacortes:

Recording No: Volume 1 Page 41

2. Agreement and the terms and conditions thereof:

Executed by: Meadow Vista, a partnership & City of Anacortes, a municipal corporation
Recording Date: August 5, 1977
Recording No.: 862088

3. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: April 6, 1978
Recording No.: 876937

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 877715

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.

EXHIBIT "B"

**Exceptions
(continued)**

8. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.