



202410230037

10/23/2024 12:13 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

After recording, please return to:
The Law Office of Justin Rothboeck
1008 5th Street
Anacortes, Washington 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 2661

OCT 23 2024

Amount Paid \$ 0
Skagit Co. Treasurer
By LT Deputy

BARGAIN AND SALE DEED

GRANTOR:	DENNIS SIMON KOGER AND BARABARA JEAN KOGER, husband and wife.
GRANTEE:	DENNIS SIMON KOGER AND BARBARA JEAN KOGER, as trustees of the Dennis and Barbara Koger Family Trust dated October 18, 2024.
Abbreviated Legal:	LOTS 1,2,3,4,26,27,28,29 AND 30, AND BLOCK 29, CITY OF NORTH ANACORTES TO ANACORTES, RECORDED IN VOLUME 3 OF PLATS, PAGE 23, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THOSE PORTIONS OF VACATED ALLEY PER OPERATION OF LAW, ALSO TOGETHER WITH THAT PORTION OF VACATED CHESTNUT STREET PER OPERATION OF LAW.
Parcel Number:	P60817
XrefID Number:	3843-029-028-0002

The GRANTORS DENNIS SIMON KOGER AND BARABARA JEAN KOGER, husband and wife, for and in consideration of planning for the distribution of their estate, hereby bargain, sell and convey to GRANTEES DENNIS SIMON KOGER AND BARBARA JEAN KOGER, as trustees of the Dennis and Barabra Koger Family Trust dated October 18, 2024, all their interest in the following described real estate:

Lots 1-4 and 26-30, Block 29, Plat of the City of North Anacortes, according to the Plat thereof recorded in Volume 3 of Plats, Page 23 1/2, records of Skagit County, Washington;

ALSO TOGETHER WITH all that portion of the vacated alley, Poplar Street and Chestnut Street acquired by Judgement entered May 10, 1993, under Skagit County Superior Court Cause No. 92-2-01179-7, and as would attach by operation of law;

Situate within the County of Skagit, State of Washington.

This conveyance is subject to covenants, conditions, and 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 below entitled "EXCEPTIONS".

Situate in the County of Skagit, State of Washington.

EXCEPTIONS:

- A. Private rights of access and utilities, if any, over and across vacated alley and street lying within the subject property.

(As a courtesy vacation orders recorded as Auditor's File No. 8605190074 have been included herewith.)

- B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: October 8, 1993
Auditor's No.: 9310080105
Affects: Adjoining property

- C. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey
Recorded: September 5, 2002
Auditor's No.: 200209050077
Affects: Adjoining property

Dated this 18th day of October 2024.

Dennis Simon Koger
Dennis Simon Koger

Dated this 18th day of October 2024.

Barbara Jean Koger
Barbara Jean Koger

STATE OF WASHINGTON)

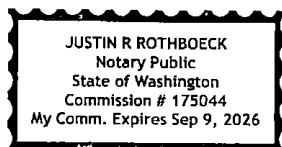
COUNTY OF SKAGIT)

ss.

On this day personally appeared before me **Dennis Koger and Barabara Koger** to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 18th day of October 2024.

Justin Rothboeck
Signature



Justin Rothboeck
Notary Public in and for the State of Washington
Residing at Anacortes, Washington
My appointment expires September 9, 2026