

202412030027

12/03/2024 09:58 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Ann Irene Lundquist
1602 11th Street
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20243144
Dec 03 2024
Amount Paid \$12588.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 24-20346

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eric A. Peterson, an unmarried man, and Eric A. Peterson, Heir of The Heirs and Devisees of Margaret P. Peterson, deceased, 1809 Creekside Place, Anacortes, WA 9822,

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

in hand paid, conveys, and warrants to Ann Irene Lundquist, an unmarried woman

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 9-10 & Ptn. Lots 11-13, Block 96, MAP OF THE CITY OF 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): P55588/3772-096-013-0003

Statutory Warranty Deed
LPB 10-05

Order No.: 24-20346-KM

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Dated: DECEMBER 02, 2024

Eric A. Peterson
Eric A. Peterson

The Heirs and Devisees of Margaret P. Peterson, deceased

By: Eric A. Peterson
Eric A. Peterson, Heir

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 2nd day of December, 2024 by Eric A Peterson and Eric A. Peterson, Heir of The Heirs and Devisees of Margaret P. Peterson, deceased.

[Signature]
Signature

Notary
Title

My commission expires: 6/19/25



Statutory Warranty Deed
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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1107 & 1109 L Avenue, Anacortes, WA 98221

Tax Parcel Number(s): P55588/3772-096-013-0003

Property Description:

All of Lots 9 and 10, the North 20 feet of Lots 11 and 12, and the North 20 feet of the West 10 feet of Lot 13, Block 96, MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON, as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
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EXHIBIT B

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9. 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: Map of the City of Anacortes

Recorded: July 3, 1891

Auditor's No.: Volume 2 of Plats, Pages 4 through 7

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

Statutory Warranty Deed
LPB 10-05

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