

When recorded return to:

Victor Manuel Perez
2218 32nd Street
Anacortes, WA 98221

GNW 25-22928

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250771
Mar 18 2025
Amount Paid \$6405.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marsha L. Sullivan and Colleen P. Capasso, Trustees of The Marion Kelly Revocable Living Trust dated January 31, 2018, 2103 Pennsylvania Avenue, Anacortes, WA 98221,

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

in hand paid, conveys, and warrants to Victor Manuel Perez, a single man

the following described real estate, situated in the County Skagit, State of Washington:

Lots 7 and 8, Block 805, NORTHERN PACIFIC ADDITION TO ANACORTES, as per plat recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington.

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): P58528/3809-805-008-0001

Dated: 3-10-2025

The Marion Kelly Revocable Living Trust dated January 31, 2018

By: Marsha L. Sullivan
Marsha L. Sullivan, Trustee

By: Colleen P. Capasso
Colleen P. Capasso, Trustee

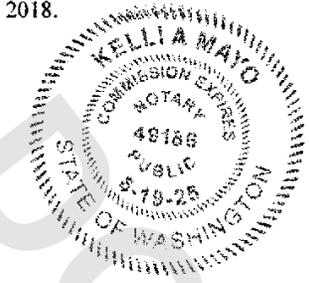
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 10th day of March, 2025, by Marsha L. Sullivan, Trustee of
The Marion Kelly Revocable Living Trust dated January 31, 2018.

[Signature]
Signature

Notary
Title

My commission expires: 6/19/25



STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 10th day of March, 2025, by Colleen P. Capasso, Trustee of
The Marion Kelly Revocable Living Trust dated January 31, 2018.

[Signature]
Signature

Notary
Title

My commission expires: 6/19/25



Statutory Warranty Deed
LPB 10-05

EXHIBIT B

25-22928-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 April 5, 2018 as Auditor's File No. 201804050073.
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.
16. Unrecorded leaseholds, if any, and rights of parties in possession, if any.