

When recorded return to:

Gary Charlson and Patricia Seeley
1104 11th Street
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251142
Apr 17 2025
Amount Paid \$14724.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kenneth D. Tomovick, Personal representative of Estate of Lawrence W. Tomovick, who acquired title as Larry W. Tomovick, 23637 Strato Bowl Road, Rapid City, SD 57702,

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

in hand paid, conveys, and warrants to Gary Charlson and Patricia Seeley, a married couple

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:
Ptn. Lots 13-16, Block 58, 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): P55267/3772-058-016-0000

Dated: 4/16/25

Estate of Lawrence W. Tomovick

By: Kenneth D. Tomovick
Kenneth D. Tomovick, Personal representative

STATE OF WA
COUNTY OF Skasit

This record was acknowledged before me on this 16th day of April, 2025, by Kenneth D. Tomovick, Personal representative of Estate of Lawrence W. Tomovick.

Kenneth D. Tomovick
Signature

Notary
Title

My commission expires: 6/19/25

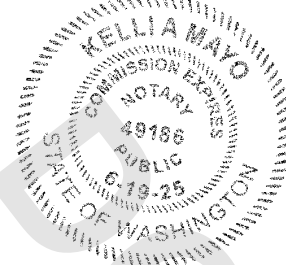


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1104 11th Street, Anacortes, WA 98221
Tax Parcel Number(s): P55267/3772-058-016-0000

Property Description:

PARCEL A:

Lot 13, EXCEPT the West 5 feet thereof, and Lot 14, EXCEPT the East 10 feet thereof, all in Block 58, MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, according to the plat thereof, recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

ALSO that portion, if any, of that certain strip of land designated as "Reserved a right-of-way for the Seattle and Northern Railway" in said plat, lying East of the West line and West of the East line of the above described property, and North of the North line of I 1th Street and South of the South line of the alley through said Block 58, extended.

Situated in Skagit County, Washington.

PARCEL B:

The East 10 feet of Lot 14, all of Lot 15 and the West 10 feet of Lot 16, Block 58, MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT B

25-23193-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 Map of the City of Anacortes recorded July 3, 1891 as Auditor's File No. Volume 2 of Plats, Pages 4 through 7.

10. 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 June 3, 2013 as Auditor's File No. 201306030027.

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 October 21, 2015 as Auditor's File No. 201510210067.

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 November 3, 2015 as Auditor's File No. 201511030024 .

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. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded on February 16, 2023 under Auditor's File No. 202302160008.

14. 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.

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

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY**FILED**
Skagit County Clerk
Skagit County, WA
02/12/2025Estate of **LAWRENCE W TOMOVICK:**

No. 25-4-00080-29

LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of LAWRENCE W TOMOVICK late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on February 11, 2025.
- 1.2 In that will KENNETH D TOMOVICK is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT KENNETH D TOMOVICK is authorized by this court to execute the will of the above decedent according to law.

DATED 02/12/2025.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Deanna Malloch, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON

ss

COUNTY OF SKAGIT

I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case, which was entered of record on February 11, 2025.

I further certify that these letters are now in full force and effect.

DATED: 02/12/2025

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY


Deputy Clerk

DEANNA MALLCHOK

