

202508270006

08/27/2025 08:38 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:

Margarita Hemmings and Jamie McPherson
Hemmings
4012 Commercial Ave
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252759

Aug 27 2025

Amount Paid \$8583.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commerical
Mount Vernon, WA 98273

Chicago Title
620059182

Escrow No.: 245473125

STATUTORY WARRANTY DEED

THE GRANTOR(S) Leonardo J Kogan and Monique L Kogan, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys and warrants to Margarita Hemmings and Jamie McPherson Hemmings, a
married couple

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

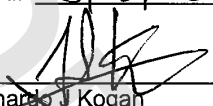
LOTS 17 AND 18, BLOCK 3, SEATTLE SYNDICATE'S FIRST ADDITION TO THE CITY OF
ANACORTES WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN
VOLUME 1 OF PLATS, PAGE 25, RECORDS OF SKAGIT COUNTY, WASHINGTON;.

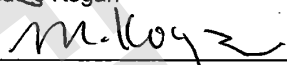
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

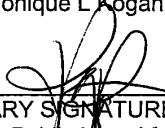
Abbreviated Legal: (Required if full legal not inserted above.)

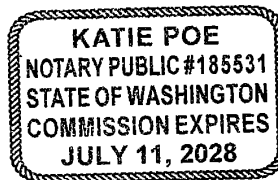
Tax Parcel Number(s): P58791,

Subject to: See Attached Exhibit "A" for special exceptions

Dated: 8/22/25

Leonardo J Kogan

Monique L KoganState of WashingtonCounty of MarathonThis record was acknowledged before me on 8/22/25 by Leonardo J Kogan
and Monique L Kogan.

NOTARY SIGNATURENotary Public in and for the State of Washington
My appointment expires: 7-11-2028

Exceptions
(Exhibit "A")

SPECIAL 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 Plat of Seattle Syndicate First Addition to the City of Anacortes Wash:

Recording No: Volume 1 Page 25
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Co.
Purpose: operate, maintain, repair, underground electric transmission and/or distribution system
Recording Date: January 7, 1975
Recording No.: 812083
Affects: a right of way 7 feet in width having 31/2 feet of such width on each side of a centerline of the front lot lines of said property
3. Agreement and the terms and conditions thereof:

Executed by: City of Anacortes and James R. Pemberton and Beth L. Pemberton, husband and wife
Recording Date: July 10, 1978
Recording No.: 883028
Affects: 15 feet into and/ or upon the City of right-of-way in commercial avenue
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.