

**When recorded return to:**  
Robert Michael Neff  
3401 W 4th Street  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20253144  
Sep 25 2025  
Amount Paid \$12143.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620059798

**CHICAGO TITLE**  
620059798

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Julie C. Mavar, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Robert Michael Neff, an unmarried person and Mary Catherine Fisher, an unmarried person

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

LOTS 1, 2, 3 AND THE EAST 1/2 OF LOT 4, BLOCK 908, 'NORTHERN PACIFIC ADDITION TO ANACORTES', ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 9 THROUGH 11, 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): P58568 / 3809-908-004-0007

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

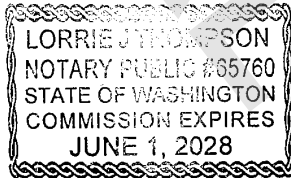
Dated: 9/22/24

Julie C. Mavar  
Julie C. Mavar

State of Washington  
County of SKagit

This record was acknowledged before me on September 22, 2025 by Julie C. Mavar.

Lorrie J. Thompson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2028



**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: General Telephone Company of the Northwest, Inc  
Purpose: To Provide communication service, power service and related services  
Recording Date: January 21, 1972  
Recording No.: 763267  
Affects: As described

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: November 4, 1971  
Recording No.: 760125  
Affects: As described

3. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: W.V Wells and Verna W. Wells, husband and wife  
Recording Date: April 30, 1931  
Recording No.: 242987

NOTE: This exception does not include present ownership of the above mineral rights.

4. 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 the Plat of NORTHERN PACIFIC ADDITION TO ANACORTES:

Recording No: Volume 2, Page 9

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Assessments, if any, levied by Anacortes.
7. City, county or local improvement district assessments, if any.