

When recorded return to:  
Matthew H. Sass and Alyssa A. Sass  
2120 12th Street  
Anacortes, WA 98221



Skagit County Auditor \$73.00  
7/24/2015 Page 1 of 2 1:53PM

Recorded at the request of:  
Guardian Northwest Title  
File Number: A108977

**Statutory Warranty Deed**

A108977-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Geoffrey Perkins, a single person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Matthew H. Sass and Alyssa A. Sass, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Ptn Lots 6 - 8, Block 195, Anacortes (aka Lot 1, Boundary Line Adjustment Survey)

Tax Parcel Number(s): P56193, 3772-195-010-0006

Lot 1 of Boundary Line Adjustment No. 2014-0001, recorded under Skagit County Auditor's File No. 201402130045, being a portion of Lots 6, 7 and the West 10.42 feet of Lot 8, Block 195, "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.

TOGETHER WITH the South 1/2 of the vacated alley adjacent thereto that attaches by operation of law.

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 "A" attached hereto

Dated 7/20/2015  
  
Geoffrey Perkins

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20142892  
JUL 24 2015

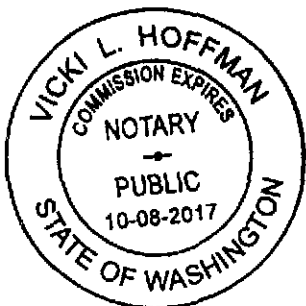
Amount Paid \$ 771240  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Geoffrey Perkins, the persons who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7-23-15

Printed Name: Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Coupeville, WA  
My appointment expires: 10/08/2017



**EXHIBIT A**

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: The City of Anacortes  
Recorded: November 15, 1961  
Auditor's No. 614522  
Purpose: Utilities

**B. Private rights of access and utilities, if any, over vacated streets lying within the subject property.**

**C. 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: Survey  
Recorded: December 18, 2008  
Auditor's No.: 200812180003

**D. 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: Survey  
Recorded: September 10, 2013  
Auditor's No.: 201309100014

**E. 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: Survey  
Recorded: February 13, 2014  
Auditor's No.: 201402130045

**F. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Recorded: February 13, 2014  
Auditor's No.: 201402130046  
Purpose: Ingress, egress and utilities  
Area Affected: North 12 feet of the subject property