



201903290029

03/29/2019 10:47 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

Richard D. Latham and Steven M. Latham
2918 Sandwood Street 1413 34th Street
Lakewood, CA 90712 Anacortes, wa 99221

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED 19-1614

THE GRANTOR(S) Freddie Jean Kutscher, as her separate estate, as to an undivided 1/3 interest.,

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

in hand paid, conveys, and warrants to Richard D. Latham and Kathryn L. Latham, husband and wife and Steven M. Latham, an unmarried person

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.

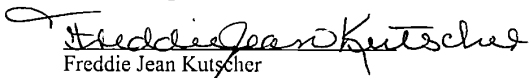
Abbreviated legal description:

L7-8 Block 2 HAGADORN'S & STEWART'S FIRST ADD TO 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): P57261 & 3792-002-008-0004

Dated: 3-26-19


Freddie Jean Kutscher

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 1113
MAR 29 2019

Amount Paid \$1,251.⁰⁰
Skagit Co. Treasurer
By *mdm* Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1614-KS

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Freddie Jean Kutscher is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 26 day of ~~April~~ ^{March}, 2019

Barb Adams
Signature

Eserow Dist
Title

My appointment expires: Aug 21, 2022

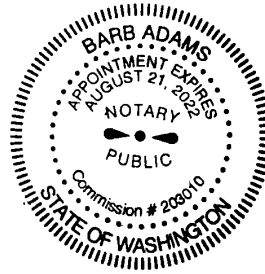


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1413 34th Street, Anacortes, WA 98221

Tax Parcel Number(s): P57261 & 3792-002-008-0004

Property Description:

Lots 7 and 8, Block 2, "HAGADORN'S & STEWART'S FIRST ADDITION TO THE CITY OF ANACORTES, WASHINGTON", as per plat recorded in Volume 1 of Plats, page 37, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

19-1614-KS

1. 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 HAGADORN'S & STEWART'S FIRST ADDITION TO THE CITY OF ANACORTES WASHINGTON recorded March 6, 1890 as Auditor's File No. Vol. 1 of Plats, Page 37.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

2. The Company has no knowledge as to whether the owner(s) of the remaining fractional interest(s) in said real estate has (have) any lien or liens upon the specific interest covered herein, whether arising through the payment of taxes or otherwise, and is unwilling to insure against same.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1614-KS

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