



201907260034

07/26/2019 11:10 AM Pages: 1 of 5 Fees: \$105.50  
Skagit County Auditor

When recorded return to:

Justin McCaughan and Ashley McCaughan  
4213 R Avenue  
Anacortes, WA 98221

**STATUTORY WARRANTY DEED** 19-1704  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Gregory Lewis Moore, Personal Representative for the Estate of Freda Colleen Moore

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

in hand paid, conveys, and warrants to Justin McCaughan and Ashley McCaughan, 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: Ptn Lots 17-19 Mountain View Park (aka Tract B Ana SP 87-001)

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): P57975 & 3805-000-018-0001

Dated: 7-24-2019

Estate of Freda Colleen Moore

By: Gregory Lewis Moore  
Gregory Lewis Moore, Personal Representative

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 3122

JUL 26 2019

Amount Paid \$ 8,744.<sup>80</sup>  
Skagit Co. Treasurer  
By M. Moore Deputy

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence Gregory Lewis Moore is the person who appeared before me and said person acknowledged that he signed this instrument on oath stated his is authorized to execute the instrument and is Personal Representative of the Estate of Freda Colleen Moore to be the free and voluntary act of such party for th uses and purposes mentioned in this instrument.

Dated: 24 day of July, 2019

Kim M. Smith  
Signature

Notary  
Title

My appointment expires: 10-6-2020



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 4123 R Avenue, Anacortes, WA 98221  
Tax Parcel Number(s): P57975 & 3805-000-018-0001

Property Description:

Tract "B" of BOUNDARY LINE ADJUSTMENT TO ANACORTES SHORT PLAT NO. AN—87-001, approved January 16, 1991, recorded January 17, 1991, in Volume 9 of Short Plats, page 305, under Auditor's File No. 9101170032, records of Skagit County, Washington, and being a portion Lots 17, 18, and 19, "THE PLAT OF MOUNTAIN VIEW PARK, ANACORTES, WASHINGTON". as per plat recorded in Volume 7 of Plats, page 77, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Statutory Warranty Deed  
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**EXHIBIT B**

19-1704-KS

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date, but prior to the date that the proposed insured acquires record title, for value, of the estate or interest or mortgage thereon covered by this Commitment.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

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 Mountain View Park recorded September 24, 1957 as Auditor's File No. 556452.

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

Statutory Warranty Deed

LPB 10-05

Statement” or “Resale Certificate”.

11. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Modern Home Builders, Inc., dated May 14, 1958, recorded May 26, 1958 as Auditor's File No. 565769.

Said instrument was modified by instrument recorded November 25, 1991, under Auditor’s File No. 9111250106.

12. 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 SHORT PLAT AN-87-001 recorded January 4, 1988 as Auditor's File No. 8801040106.

13. 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 BLA to Short Plat AN-87-001 recorded January 17, 1991 as Auditor's File No. 9101170032.