

When recorded return to:
Sylvia Marie Pippen and Peter James Millington
PO Box 1414
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-3329
Aug 07 2019
Amount Paid \$9617.00
Skagit County Treasurer
By Marilyn Martich Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038180

CHICAGO TITLE
020038180

STATUTORY WARRANTY DEED

THE GRANTOR(S) Stephen M. Kessinger and Giuliana Nakashima, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Sylvia Marie Pippen and Peter James Millington, a married
couple

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

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

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

Lot(s): 1 LACONNER SHORT PLAT NO. 70-23

Tax Parcel Number(s): P74218 / 4124-018-006-0108

*being ptn. Lot 6, Block B,
Cathoun Add. to the Town
of LaConner (md)*

Subject to:

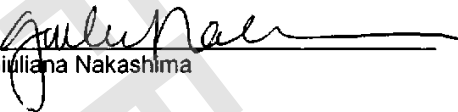
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: August 5, 2019



Stephen M. Kessinger

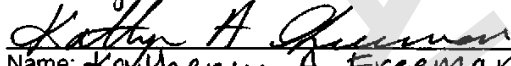


Giuliana Nakashima

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Stephen M. Kessinger and Giuliana Nakashima are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 6, 2019



Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: snohomish CO
My appointment expires: 9-01-2022

Notary Public
State of Washington
Katheryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P74218 / 4124-018-006-0108

Parcel A:

Lot 1, La Conner Short Plat No. 70-23 SHPL, approved November 7, 2007 and recorded under Auditor's File No. 200711070085 records of Skagit County, being a portion of the South 1/2 of Lot 6, Block 'B', "Calhoun Addition to the Town of La Conner", as per plat recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Parcel B:

TOGETHER WITH those non-exclusive easements for ingress, egress and utilities over the North 20 feet of 'La Conner Short Plat No. 70-23 SHPL', Auditor's File No. 200711070085. ALSO TOGETHER with an easement over a portion of Lot 2 for a fence, said easement described as follows:
Beginning at the Southwest corner of Lot 1;
thence South 10 feet;
thence East 73 feet;
thence North 10 feet;
thence West along the South line of Lot 1 to the point of beginning.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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

Granted to: Glenn A. Springer and Debbie L. Springer, husband and wife, their heirs, successors and assigns
Purpose: ingress and egress
Recording Date: September 22, 1999
Recording No.: 199909220041

2. Agreement regarding Maintenance and repair of the road including the terms, covenants and provisions thereof

Recording Date: October 1, 2007
Recording No.: 200710010168

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 LA CONNER SHORT PLAT NO. 70-23 :

Recording No: 200711070085

4. Sewer Maintenance Agreement, including the terms, covenants and provisions thereof

Recording Date: August 12, 2016
Recording No.: 201608120050

5. Grant of Easement including the terms, covenants and provisions thereof

Recording Date: May 2, 2008
Recording No.: 200805020061

6. Easement Agreement including the terms, covenants and provisions thereof

Recording Date: October 1, 2007
Recording No.: 200710010166

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

8. City, county or local improvement district assessments, if any.

EXHIBIT "B"
Exceptions
(continued)

9. Assessments, if any, levied by La Conner.