

When recorded return to:

Jon I. Allsop and Mary L. Allsop
PMB 506
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-1044
Mar 20 2020
Amount Paid \$21568.60
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

GNW 19-3763

THE GRANTOR(S) Andrew Herron and Jennifer Herron, husband and wife, _____,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Jon I. Allsop and Mary L. Allsop, 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 24 AND 25, ANACO BEACH

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): P61838 & 3858-000-024-0009 & P106649 & 3858-000-025-0004

Dated: March 4, 2020


Andrew Herron


Jennifer Herron

Statutory Warranty Deed
LPB 10-05

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Andrew Herron and Jennifer Herron are the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 3 day of March, 2020

Kim M. Smith
Signature

notary
Title

My appointment expires: 10-6-2020

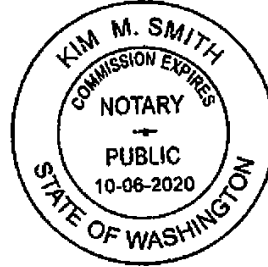


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 4310 Sea Otter Lane, Anacortes, WA 98221

Tax Parcel Number(s): P61838 & 3858-000-024-0009 & P106649 & 3858-000-025-0004

Property Description:

That portion of Lot 24 and Lot 25, of the PLAT OF ANACO BEACH, according to the plat thereof recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington, being a portion of Section 27 and 34, Township 35 North, Range 1 East of the Willamete Meridian, described as follows:

Beginning at the Northeast corner of said Lot 24;
thence South 08°11'00" West a distance of 92.87 feet to the Southeast corner of said Lot 24;
thence South 30°07'07" West along the East line of said Lot 25 a distance of 9.36 feet;
thence South 89°56'00" West parallel with the North line of said Lot 24 a distance of 409.67 feet to the West line of Lot 25;
thence North 05°10'00" East along said West line of Lots 24 and 25 a distance of 100.42 feet to the Northwest corner of said Lot 24;
thence North 89°56'00" East along the North line of said Lot 24 a distance of 418.54 feet to the point of beginning.

Situated in Skagit County, Washington

EXHIBIT B

19-3763-KS

1. Easement, affecting a portion of subject property for the purpose of constructing, operating, maintaining, repairing, replacing and enlarging one or more electric transmission and/or distribution lines including terms and provisions thereof granted to Puget Sound Power & Light Company recorded August 13, 1981 as Auditor's File No. 8108130052

2. Easement, affecting a portion of subject property for the purpose of constructing, operating, maintaining, repairing, replacing and enlarging an underground electric transmission and/or distribution system including terms and provisions thereof granted to Puget Sound Power & Light Company recorded December 1, 1995 as Auditor's File No. 9512010055

3. 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 Plat of Anaco Beach recorded April 23, 1930 in Volume 5 of Plats, page 4, as Auditor's File No. 23317.

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".

4. 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 Survey of Boundary Line Adjustment for Duane Knapp recorded December 2, 1994 as Auditor's File No. 9412020078.

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".

5. Easement, affecting a portion of subject property for the purpose of inspecting, maintaining, improving, repairing, constructing, reconstructing, locating and relocating the septic line and drainfield including terms and provisions thereof granted to Duane Knapp recorded January 23, 1995 as Auditor's File No. 9501230133

6. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to Daniel M. Fischer and Nancy J. Fischer, husband and wife recorded September 11, 1996 as Auditor's File No. 9609110047

7. Reservations, provisions and/or exceptions contained in instrument executed by Esco Radford Mitchell, Sr., recorded March 3, 1943 as Auditor's File No. 360092.

8. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Duane E. Knapp, recorded December 6, 1994 as Auditor's File No. 9412060065.

Above covenants, conditions and restrictions were amended and recorded July 30, 1996 as Auditor's File No. 9607300115.

Above covenants, conditions and restrictions were amended and recorded August 6, 1997 as Auditor's File No. 9708060053.

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9. 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 Record of Survey for Duane Knapp recorded August 6, 1997 as Auditor's File No. 9708060048.

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".

10. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the Puget Sound, or its banks, or which may result from such change in the future.

11. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Puget Sound.

12. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)