

When recorded return to:

Dawn L. Thomas and Steve D. Thomas  
PO Box 548  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-1694  
May 15 2020  
Amount Paid \$3205.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**STATUTORY WARRANTY DEED** GNW 20-5350

THE GRANTOR(S) Dakota Barnes, Dawn Thomas and Jonathan Fry, as Co-Personal Representatives for the Estate of Diana Fry, who also appeared of record as Diana R. Fry, deceased,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Dawn L. Thomas and Steve D. Thomas, wife and husband

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:  
Lot 11, Mountain View Park

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): P57968/3805-000-011-0008

Dated: 5/14/2020

Estate of Diana Rachel Fry

By: Dakota Barnes PR  
Dakota Barnes, Personal Representative

By: Dawn L. Thomas PR  
Dawn Thomas, Personal Representative

By: Jonathan Fry PR  
Jonathan Fry, Personal Representative

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-5350-KS

STATE OF WASHINGTON  
COUNTY OF SKAGIT

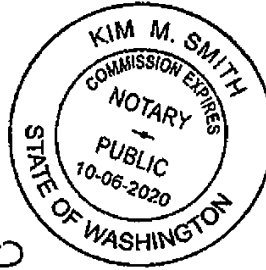
I certify that I know or have satisfactory evidence that Dakota Barnes is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated she is authorized to execute this instrument as Personal Representative for the Estate of Diana Rachel Fry to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 14 day of May, 2020

Kim M. Smith  
Signature

Notary  
Title

My appointment expires: 10-6-2020



STATE OF WASHINGTON  
COUNTY OF SKAGIT

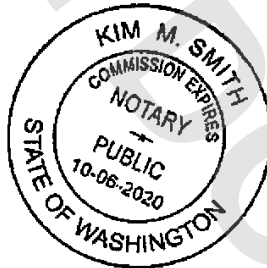
I certify that I know or have satisfactory evidence that Dawn Thomas is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated she is authorized to execute this instrument as Personal Representative for the Estate of Diana Rachel Fry to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 14 day of May, 2020

Kim M. Smith  
Signature

Notary  
Title

My appointment expires: 10-6-2020



STATE OF WASHINGTON  
COUNTY OF SKAGIT

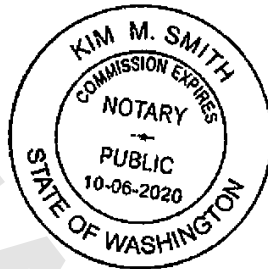
I certify that I know or have satisfactory evidence that Jonathan Fry is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated he is authorized to execute this instrument as Personal Representative for the Estate of Diana Rachel Fry to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 14 day of May, 2020

Kim M. Smith  
Signature

Notary  
Title

My appointment expires:  
10-06-2020



Statutory Warranty Deed  
LPB 10-05

Order No.: 20-5350-KS

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 4107 R Avenue, Anacortes, WA 98221

Tax Parcel Number(s):

Property Description:

Lot 11, Mountain View Park , according to the plat thereof, recorded in Volume 7 of Plats, page 77, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-5350-KS

**EXHIBIT B**

20-5350-KS

1. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin dated May 14, 1958, recorded May 26, 1958 in Volume 294 of Deeds, page 693, as Auditor's File No. 565769.

Addendum thereto recorded November 25, 1991, under Auditor's File No. 9111250106.

2. 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 Statement" or "Resale Certificate".

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 Correction Survey for lot 24 in Mountain View Park recorded July 20, 1994 as Auditor's File No. 9407200092.

Said Survey affects Lots 23 and 24 in the plat of Mountain View Park only.

5. Agreement, affecting subject property, regarding fence encroachment and the terms and provisions thereof between City of Anacortes and Diana R Fry, recorded December 16, 2003 as Auditor's File No. 200312160137.

9. "Any defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the inaccessibility of the [applicable recording office], including, but not limited to, (i) an inability to search the Public Records, (ii) any delay in recordation of the documents [vesting Title or] creating the lien of the Insured Mortgage in the Public Records, or (iii) any claim based on an assertion that the recording of the Insured Mortgage failed to be timely."

This Exception will be deleted if the County Offices are open on the day of Closing.

Statutory Warranty Deed  
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