

AFTER RECORDING MAIL TO:

**Bruce and Joan Flanagan
3706 West 2nd Street
Anacortes, WA 98221**

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-178109-OE**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-2307
Jun 26 2020
Amount Paid \$4005.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Statutory Warranty Deed

THE GRANTOR THOMAS L. KILPATRICK JR., AS SOLE TRUSTEE OF THE THOMAS & LAVAR KILPATRICK FAMILY TRUST, DATED DECEMBER 24, 2013 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to BRUCE FLANAGAN and JOAN FLANAGAN, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Lots 1, 2, 3, 4 and 5, Block 1202, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

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

SUBJECT TO Covenants, Conditions, Restrictions, Provisions, Agreements and Easements of record, if any, and as shown on Exhibit A attached hereto.

Abbreviated Legal:
Lots 1-5, Blk 1202, Northern Pacific Add. To Anac.

Tax Parcel Number(s): **3809-202-005-0004, P58267**

Dated 5/24/20

Thomas & LaVar Kilpatrick Family Trust

Thomas L. Kilpatrick Jr.
By: Thomas L. Kilpatrick, Jr., as Sole Trustee

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Thomas L. Kilpatrick, Jr.** is the person who appeared before me, and said person(s) acknowledge he signed this instrument, on oath stated he is authorized to execute the instrument and acknowledge that as the Sole **Trustee** of **Thomas & LaVar Kilpatrick Family Trust** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 24, 2020

Shelley L Nevitt
Shelley L Nevitt
Notary Public in and for the State of Washington
Residing Bow
My appointment expires: 6-19-2023

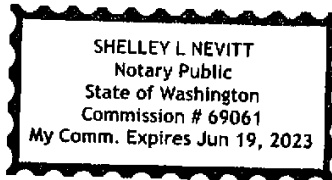


EXHIBIT A

**A. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS,
PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE
FACE OF SAID PLAT OR SHORT PLAT:**

Plat/Short Plat:	Northern Pacific Addition To Anacortes
Recorded:	February 28, 1891
Auditor's No.:	1046 in Volume 2 of Plats, page 9