

When recorded return to:

Luevanos Properties, LLC and Norma Luevanos
4305 Marine Heights Way
Anacortes, WA 98221

STATUTORY WARRANTY DEED

GNW 20-6822

THE GRANTOR(S) Esteban A. Sanchez and Gudelia P. Sanchez, husband and wife,

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

in hand paid, conveys, and warrants to Luevanos Properties, LLC, a Washington Limited Liability Company

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:

Lots 4-5, Block 8, FIRST ADDITION TO THE CITY OF ANACORTES

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): P57215/3788-008-005-0000

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4590

Oct 30 2020

Amount Paid \$3845.00

Skagit County Treasurer

By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 20-6822-KS

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Dated: 10-16-2020

[Signature]

Estaban A. Sanchez

ES

[Signature]
Gudelia P. Sanchez

STATE OF ARIZONA
COUNTY OF PINAL

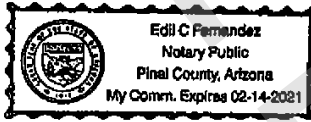
I certify that I know or have satisfactory evidence that Estaban A. Sanchez and Gudelia P. Sanchez are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 16 day of October, 2020

[Signature]
Signature

Notary Public
Title

My appointment expires: 02/14/2021



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1007 23rd Street, Anacortes, WA 98221

Tax Parcel Number(s):

Property Description:

Lots 4 and 5, Block 8, "FIRST ADDITION TO THE CITY OF ANACORTES", according to the plat thereof recorded in Volume 1 of Plats, page 24, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

20-6822-KS

1. 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 recorded May 24, 1990 as Auditor's File No. 9005240047.

2. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes

And: Irving York, et ux

Dated: October 20, 1997

Recorded: October 21, 1997

Auditor's No.: 9710210064

Regarding: Permitted encroachments

3. LANDSCAPE EASEMENT AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Estabn A. Sanchez and Gudelia P. Sanchez

And: Edward Lee Atwood Jr. and Sarah L. Atwood

Dated: April 17, 2018

Recorded: May 8, 2018

Auditor's No.: 201805080039