

AFTER RECORDING MAIL TO:

Jason J. Smith and Jhana Shimizu
211 5th Place S
Kirkland, WA 98033

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-181274-OE

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4806
Nov 12 2020
Amount Paid \$15258.50
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed

THE GRANTOR CAROLYN M. FORBES, unmarried as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JASON J. SMITH and JHANA SHIMIZU, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 18, Skyline No. 11, Tgw Ptn W 1/2 37-35-1 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 3827-000-018-0005, P60031

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record if any.

Dated November 10, 2020

Carolyn M. Forbes by Cynthia Lee Johnson A.I.F.
Carolyn M. Forbes by Cynthia Lee Johnson, Attorney
in Fact

STATE OF Washington }
COUNTY OF Skagit } SS:

On this 10 day of November, 2020 before me personally appeared Cynthia Lee Johnson, to me known to be the individual described in and who executed the foregoing instrument as Attorney in Fact for Carolyn M. Forbes and acknowledged that he / she / they signed and sealed the same as his / her / their free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.

(Seal)

Brianna Maldonado

Brianna Maldonado
Notary Public in and for the State of Washington
Residing at Mount Vernon WA 98273
My appointment expires: 08/30/2021

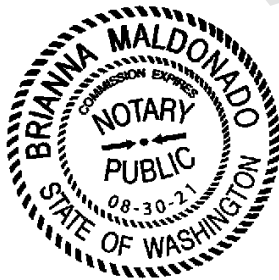


EXHIBIT A

PARCEL "A":

Lot 18, "SKYLINE NO. 11," as per plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington.

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

PARCEL "B":

That portion of the West $\frac{1}{2}$ of Section 27, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Southwest corner of Lot 18, "SKYLINE NO. 11", as per plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington;
Thence South 82°56'53" West, 105.00 feet from which point the center of a curve bears: South 82°56'53" West, a distance of 40.00 feet;
Thence Northerly 15.89 feet along the arc of said curvature having a central angel of 22°45'31";
Thence North 60°11'22" East, 105.00 feet to the Northwest corner of said Lot 18;
Thence Southerly 57.60 feet along the arc of aforementioned curvature having a radius of 145.00 feet and a central angel of 22°45'31" to the point of beginning.

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