

When recorded return to:
Dana L. Brown
1007 20th St
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620045484

CHICAGO TITLE
620045484

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rochelle Sides who acquired title as Rochelle Jacques, a married woman, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Dana L. Brown, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): 4 Block: 1 STEWARTS 1ST ADD TO ANACORTES

Tax Parcel Number(s): P126357 / 3833-001-004-0200

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5394

Dec 17 2020

Amount Paid \$4965.00
Skagit County Treasurer
By Bridget Ibarra Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 11, 2020

Rochelle Sides
Rochelle Sides

State of Washington
County of Skaqit

I certify that I know or have satisfactory evidence that
Rochelle Sides
~~(is/are the person(s))~~ who appeared before me, and said ~~person(s)~~ acknowledged that
(he/~~she~~/they) signed this of instrument and acknowledged it to be (his/~~her~~/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 12.15.2020

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: arlington
My appointment expires 03.01.2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P126357 / 3833-001-004-0200

Lot 4, Block 1, Stewart's First Addition to the City of Anacortes, according to the Plat thereof, recorded in Volume 2 of Plats, page 14 records of Skagit County, Washington.

TOGETHER WITH that portion of Lot 3 of said Block 1 described as follows:

BEGINNING in the Southwest corner of said Lot 3;
thence North 0°00'14" East, 30.65 feet;
thence South 88°05'39" East, 1.18 feet;
thence South 1°13'55" West, 30.62 feet;
thence North 89°58'05" West, 0.53 feet to the POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on STEWARTS 1ST ADD TO ANACORTES:

Recording No: Volume 2, Page 14
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 200706250189
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Boundary Line Adjustment:

Recording No: 202010120152
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Anacortes.