

When recorded return to:
Ginger L Harris and Kevin G Harris
4717 Hickory Drive
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-272
Jan 21 2021
Amount Paid \$12027.80
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE CO.
620045247

Escrow No.: 620045247

STATUTORY WARRANTY DEED

THE GRANTOR(S) CarolAnn Sinclair, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Ginger L Harris and Kevin G Harris, a married couple

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.)

LT(S) 11-14, BLK 8, JM MOORE'S ADDN TO ANACORTES AKA LT D, HIBLER BLA NO.
201508060038

Tax Parcel Number(s): P57941 / 3804-008-020-0001,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 14, 2021

CarolAnn Sinclair
CarolAnn Sinclair

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that CarolAnn Sinclair is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 15, 2021

E.M. Burdette
Name: E.M. Burdette
Notary Public in and for the State of Washington
Residing at: Burlington WA
My appointment expires: 9-24-2023

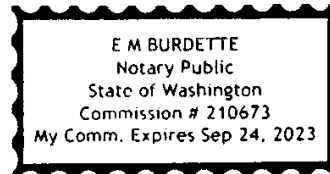


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P57941 / 3804-008-020-0001

LOTS 11 THROUGH 14, INCLUSIVE, BLOCK 8, J.M. MOORE'S ADDITION TO ANACORTES,
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 32,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

(ALSO KNOWN AS LOT D ON HIBLER BOUNDARY LINE ADJUSTMENT SURVEY RECORDED
UNDER AUDITOR'S FILE NO. 201508060038).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 the Plat of J.M. Moore's Addition to Anacortes.

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 Survey:

Recording No: 201108260046

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 Hibler Boundary Line Adjustment Survey:

Recording No: 201508060038

4. Indemnity Agreement regarding hazardous substances:

Borrower (Indemnitor): CarolAnn Sinclair
Lender: SaviBank
Recording Date: April 17, 2020
Recording No.: 202004170050

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 Anacortes.