

When recorded return to:

Courtney Suzanne Miner and Brian Habets
1409 34TH ST
ANACORTES, WA 98221

GNW 21-9744

STATUTORY WARRANTY DEED

THE GRANTOR(S) PMS 34TH STREET LLC, a Washington limited liability company, ,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Courtney Suzanne Miner and Brian Habets, a married couple

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 4-6, Block 2, HAGADORN'S & STEWART'S FIRST ADDITION

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: P57260; 3792-002-006-0006

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-922

Mar 04 2021

Amount Paid \$5365.00

Skagit County Treasurer

By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-9744-KS

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Dated: March, 4, 2021

PMS 34th Street LLC, a Washington Limited Liability Company

By: Annah Taft Perry
Annah Taft Perry, Member/Manager

By: Daniel Miner
Daniel Miner, Member/Manager

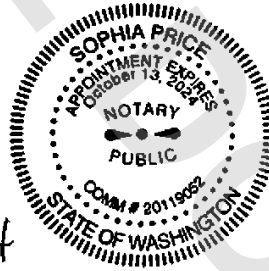
STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Annah Taft Perry and Daniel Miner are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they was authorized to execute the instrument and acknowledged it as the Member/Manager of PMS 34th Street LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4 day of March, 2021

Sophia Price
Signature

Notary Public
Title



My appointment expires: 10-13-2024

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1409 34th Street, Anacortes, WA 98221

Tax Parcel Number(s):

Property Description:

Lots 4, 5 and 6, Block 2, "HAGADORN'S & STEWART'S FIRST ADDITION TO THE CITY OF ANACORTES, WASHINGTON", as per plat recorded in Volume 1 of Plats, page 37, records of Skagit County, Washington.

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EXHIBIT B

21-9744-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 HAGADORN'S & STEWART'S FIRST ADDITION TO THE CITY OF ANACORTES WASHINGTON recorded March 6, 1890 as Auditor's File No. Vol. 1 of Plats, Page 37.

2. Municipal assessments, if any, levied by the City of Anacortes. This Company suggests that inquiry be made to the City of Anacortes for current assessment status.

As a courtesy we believe the following email address for this City is:

Anacortes utilitybilling@cityofanacortes.org

3. General Taxes:

Year: 2021

Amount Billed: \$3,117.73

Amount Paid: \$0.00

Tax Account No.: P57260/3792-002-006-0006

Said taxes will not become delinquent if first half is paid on or before April 30th. Last half taxes are due on or before October 31st.

4. Unrecorded leaseholds, if any, and rights of parties in possession, if any.