

When recorded return to:
John MA McCallum and Brooke K. McCallum
1216 11th 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.: 620046782

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1349

Mar 31 2021

Amount Paid \$6581.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

CHICAGO TITLE
620046782

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian C. Arena, a married man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to John MA McCallum and Brooke K. McCallum, 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 13 & PTN OF LT 14, BLK 78, MAP OF THE CITY OF ANACORTES

Tax Parcel Number(s): P55416

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 23, 2021

Brian C. Arena
Brian C. Arena

State of Maryland
County of St. Mary's

I certify that I know or have satisfactory evidence that
Brian C. Arena
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: 3/26/21

Damaris Baden
Name: Damaris Baden
Notary Public in and for the State of MD
Residing at: see stamp
My appointment expires: 1/30/23

DAMARIS BADEN
NOTARY PUBLIC
ST. MARY'S COUNTY
MARYLAND
My Commission Expires 01/30/2023

NPN 7963244
License# 99907569
44194 St. Andrews Cir
California, MD 20619

Escrow# 620046782
40

Statutory Warranty Deed (LPB 10-05)
WA0000816.doc / Updated: 04.26.19

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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P55416

LOT 13 AND THE WEST HALF OF LOT 14, BLOCK 78, MAP OF THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE(S) 4 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 Map of the City of Anacortes:

Recording No: Volume 2, Page 4

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: 9203270065

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. Assessments, if any, levied by Anacortes.
5. City, county or local improvement district assessments, if any.
6. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.