

When recorded return to:

Rachael Ferguson and Levi Ferguson, Shayleanne
M Ferguson
14920 Hoxie Lane
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2971

Jun 30 2021

Amount Paid \$6645.00

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

Escrow No.: 620047456

CHICAGO TITLE CO.
620047456

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jim L. Frisk, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Rachael Ferguson and Levi Ferguson, a married couple and
Shayleanne M Ferguson, 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): 6 7 and Ptn. 8, Block: 141, Map of Fidalgo City

Tax Parcel Number(s): P73180 / 4101-141-007-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 25, 2021

Jim L. Frisk
Jim L. Frisk

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Jim L. Frisk
(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: June 29 2021

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): P73180 / 4101-141-007-0005

Lots 6 and 7, block 141, "Fidalgo City Washington", as per plat recorded in volume 2 of plats, Page 113, records of Skagit County, Washington.

TOGETHER WITH the East ½ of the alley adjacent to lots 6 and 7, block 141, "Map of Fidalgo City, Skagit co., Washington", as per plat recorded in volume 2 of plats, pages 113 and 114, records of Skagit County, Washington;

Also, the North ½ of fourth street lying between the Southerly extension of the centerline of the alley in said block 141 and the East line of highland street;

Also, all of Highland Street adjacent to and abutting upon lots 6 and 7 in said block 141.

TOGETHER WITH the following described tract:

Commencing at the Southwest corner of above described parcel, said point being the intersection of the centerline of partially vacated 4th street with the centerline extended Southerly of the vacated alley abutting; thence North 00° 23' 46" East along the West line of the above described parcel a distance of 46.30 feet to the true point of beginning; thence South 85° 49' 04" West a distance of 10.61 feet; thence North 03° 56' 01" West a distance of 46.58 feet; thence North 85° 49' 04" east a distance of 14.13 feet to the west line of the above described parcel; thence South 00° 23' 46" West along said West line a distance of 46.73 feet to the true point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Public or private easements, if any, over vacated portion of said premises.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County
Purpose: Electric transmission and/or distribution line
Recording Date: June 23, 2006
Recording No.: 200606230110
3. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: March 26, 2007
Recording No.: 200703260027
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 Survey:

Recording No: 200705160084

Amended under Recording No. 200705290132
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cascade Natural Gas Corporation
Purpose: pipelines
Recording Date: May 12, 2010
Recording No.: 201005120023
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2021
Tax Account No.: P73180 / 4101-141-007-0005

EXHIBIT "B"

Exceptions
(continued)

Levy Code: 1485
Assessed Value-Land: \$143,100.00
Assessed Value-Improvements: \$99,400.00

General and Special Taxes:
Billed: \$2,569.57
Paid: \$1,284.84
Unpaid: \$1,284.73

8. Note: Manufactured Home Title Elimination Application recorded under Recording No. 9404200103 recites that a manufactured (mobile) home is, or is being affixed to the Land.
9. City, county or local improvement district assessments, if any.