

When recorded return to:

Joshua Top and Rebecca Top
11194 Bayview Edison Rd.
Mount Vernon, WA 98273

GNW 21-12083

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronald A. Leetch and Nancy K. Leetch, a married couple,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Joshua Top and Rebecca Top, 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:

Lot B, being a portion of the following: All of Lots 3 & 4 and a portion of Lot 2, Anacortes Short Plat No. ANA-08-004

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(s): P128588/3813-009-005-0100

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


Dated: 8-4-21

Affidavit No. 2021-4339

Sep 20 2021


Ronald A. Leetch

Amount Paid \$3685.00
Skagit County Treasurer
By Lena Thompson Deputy


Nancy K. Leetch

Statutory Warranty Deed
LPB 10-05

STATE OF WASHINGTON
COUNTY OF SKAGIT

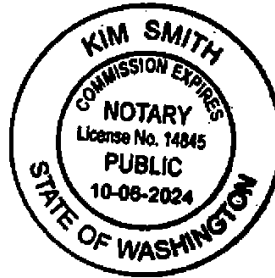
I certify that I know or have satisfactory evidence that Ronald A. Leetch and Nancy K Leetch are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 4 day of August, 2021

Kim Smith
Signature

Notary
Title

My appointment expires: 10-6-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 4005 Q Avenue, Anacortes, WA 98221
Tax Parcel Number(s): P128588/3813-009-005-0100

Property Description:

Lot B, Boundary Line Adjustment Survey, recorded under AF# 201909230038, being a portion of the following described property: All of Lots 3 and 4 and a portion of Lot 2, Anacortes Short Plat Number ANA-08-004, recorded under AF# 200905190030, being a portion of Seattle Syndicate to Ana Lots 1 to 5 Block 9 and West 1/2 of Vacated Alley Adjacent.

Situated in the County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 21-12083-KS

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EXHIBIT B

21-12083-KS

1. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT, AS FOLLOWS:

Plat/Short Plat: Seattle Syndicate's First Addition to the City of Anacortes
Recorded: February 5, 1890
Auditor's No.: Volume 1 of Plats, page 25

2. Easements, if any, for public utilities, pipelines or facilities installed in any portion of the vacated street or alley, lying within the land, together with the right of ingress and egress to repair, maintain, replace and remove the same as to a Portion of the Vacated Alley abutting subject property: see Ordinance 1249 recorded April 11, 1969 as Auditor's File No. 725299.

3. 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 Short Plat No. ANA 08-004 recorded May 19, 2009 as Auditor's File No. 200905190030.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

4. 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 Boundary Line Adjustment Survey recorded September 23, 2019 as Auditor's File No. 201909230038.

5. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded October 4, 2019 under Auditor's File No. 201910040115.

6. Any private right to use any portion of the vacated street or alley, lying within the land.

Statutory Warranty Deed
LPB 10-05