

When recorded return to:

Laurie Elena Coleman and Jeanelle Simone Coleman  
105 Southwest Hamilton Street  
Portland, OR 97239

GNW 21-13144

### STATUTORY WARRANTY DEED

THE GRANTOR(S) David Eggleston and Deborah Eggleston, Trustees of the Eggleston Family Trust dated July 30, 2019, ,

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

in hand paid, conveys, and warrants to Laurie Elena Coleman and Jeanelle Simone Coleman, 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 13, THE WOODS AT SUNSET COVE

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): P126720; 4941-000-013-0000

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4666

Oct 12 2021

Amount Paid \$3525.00

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-13144-KS

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Dated: 10.7.21

the Eggleston Family Trust dated July 30, 2019

By: [Signature]  
Deborah Eggleston, Trustee

By: [Signature]  
David Eggleston, Trustee

STATE OF WASHINGTON California  
COUNTY OF ~~SKAGIT~~ Sonoma

I certify that I know or have satisfactory evidence that Deborah Eggleston and David Eggleston, are the persons who appeared before me and said persons acknowledged that they signed this instrument, on oath stated they are authorized to execute this instrument and are the Trustees of the Eggleston Family Trust dated July 30, 2019.

Dated: 7<sup>th</sup> day of October, 2021

[Signature]  
Signature  
Notary Public  
Title



My appointment expires: 08-17-2022

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 2719 Geer Lane, Anacortes, WA 98221  
Tax Parcel Number(s): P126720; 4941-000-013-0000

**Property Description:**

Lot 13, "THE WOODS AT SUNSET COVE," approved October 15, 2007, recorded October 17, 2007 under Auditor's File No. 200710170081, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Statutory Warranty Deed  
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**EXHIBIT B**  
21-13144-KS

**1. RESERVATION CONTAINED IN DEED:**

Executed by: Walton Lumber Company  
Recorded: August 29, 1962  
Auditor's No.: 625661

**2. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Chaffey Homes Incorporated  
Recorded: February 8, 2007  
Auditor's No. 200702080104  
Purpose: Storm water drainage swale and associated drainage features

**3. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: City of Anacortes  
Recorded: February 8, 2007  
Auditor's No. 200702080106  
Purpose: See document attached

**4. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.  
Dated: June 7, 2007  
Recorded: June 18, 2007  
Auditor's No.: 200706180162  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

**5. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Recorded: October 17, 2007  
Auditor's No.: 200710170080  
Executed By: Chaffey North LLC

6. 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:

Name: The Woods at Sunset Cove  
Recorded: October 17, 2007  
Auditor's No.: 200710170081

7. 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:

Name: Survey  
Recorded: May 19, 2008  
Auditor's No.: 200805190128

Statutory Warranty Deed  
LPB 10-05

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