

When recorded return to:
David Lee Foy
10135 Gate Parkway North
Jacksonville, FL 32246

Filed for record at the request of:



CHICAGO TITLE
COUNTY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620050188

CHICAGO TITLE
620050188

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael C. Stevens and Celese A. Stevens, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to David Lee Foy, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT C OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT APPROVED AUGUST 4, 2015 ON
RECORD OF SURVEY RECORDED AUGUST 6, 2015 UNDER AUDITOR'S FILE NO.
201508060038 AND BEING A PORTION OF BLOCK 8, "J.M. MOORE'S ADDITION TO
ANACORTES," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 32, RECORDS OF
SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P132838 / 3804-008-020-3001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-344

Jan 28 2022

Amount Paid \$12010.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 19, 2022

[Signature]
Michael C. Stevens

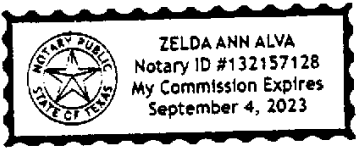
[Signature]
Celese A. Stevens

State of TX

County of Bexar ^{ut}

I certify that I know or have satisfactory evidence that Michael C Stevens and Celese A Stevens 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: Jan 22, 2022



[Signature]
Name: Zelda Ann Alva
Notary Public in and for the State of TX
Residing at: Comal County
My appointment expires: 09/04/2023

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 J.M. Moore's Addition To Anacortes:

Recording No: Volume 1, Page 32
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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: 201108260046
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Hibler Boundary Line Adjustment:

Recording No: 201508060038
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by City of Anacortes.
6. City, county or local improvement district assessments, if any.
7. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2022.