

When recorded return to:

Brian Franklin O'Bannon and Paola D'lapico
3936 Casita Way
San Diego, CA 92115

GNW 22-14445

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kogilan M. Naidoo and Deborah R. Hill, each as their separate estate,,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Brian Franklin O'Bannon and Paola D'lapico, 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, PLAT OF 37TH COURT

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): R116538; 4743-000-013-0000

Dated: 3/11/2022

[Signature]
Kogilan M. Naidoo

[Signature] 3/11/2022
Deborah R. Hill

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-1124

Mar 22 2022

Amount Paid \$12239.62
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-14445-KS

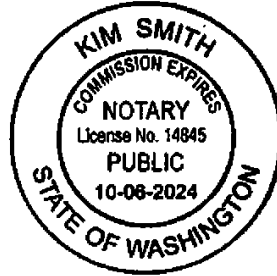
STATE OF WASHINGTON
COUNTY OF

I certify that I know or have satisfactory evidence that Kogilan M. Naidoo is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Kim Smith
Signature

notary
Title

My appointment expires: 10-6-2024



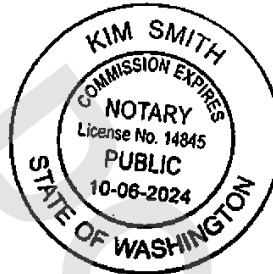
STATE OF WASHINGTON
COUNTY OF

I certify that I know or have satisfactory evidence that Deborah R. Hill is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

K. Smith
Signature

notary
Title

My appointment expires: 10-6-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 2211 37th Court, Anacortes, WA 98221
Tax Parcel Number(s): P116538;4743-000-013-0000

Property Description:

Lot 13, PLAT OF 37TH COURT, according to the plat thereof, recorded January 14, 2000 under Auditor's File No. 200001140071, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-14445-KS

EXHIBIT B

22-14445-KS

1. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Anacortes

And: All property owners in the service area of "A" Avenue/37th Street

Dated: September 8, 1987

Recorded: October 10, 1988

Auditor's No: 8810100046

Regarding: Latecomer connection charges

2. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company

Dated: December 27, 1990

Recorded: January 4, 1991

Auditor's No: 9101040051

Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Affects: Ptn. Lot 16, Block 31 "Kellogg & Ford's Addn.

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 Plat of 37th Court recorded January 14, 2000 as Auditor's File No. 200001140071.

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

Dated: January 12, 2000

Recorded: January 14, 2000

Auditor's No: 200001140072

Executed by: Ted I. Anstensen, Reita A. Anstensen, Jack W. Jones, Gloria I. Jones and H. Dean Maxwell, Mayor of City of Anacortes

Statutory Warranty Deed
LPB 10-05

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