

When recorded return to:

Jeffrey W. Morrison and Mary E. Morrison

379 Cap Rock Dr.
Green Junction, CO 81507.

GNW 22-17363

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christie L. Gruye, as her separate estate and the Heirs and Devisee of David N. Gruye, deceased

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Jeffrey W. Morrison and Mary E. Morrison, 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 2, Block 2, QUEEN ANNE ADD. and Lots 17-18, Block 7, MUNK'S FIRST QUEEN ADD.

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): P58679; 3812-002-002-0006/ P58036; 3806-007-017-0006

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20225062

Dec 30 2022

Amount Paid \$8361.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-17363-KS

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Dated: Dec. 27, 2022

Christie L. Gruye
Christie L. Gruye

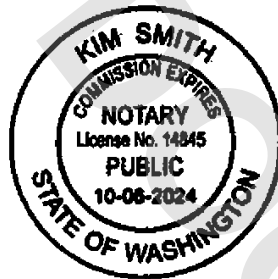
STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Christie L. Gruye 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 purposes mentioned in this instrument.

Kim Smith
Signature

Notary
Title

My commission expires: 10-6-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1314 J Avenue, Anacortes, WA 98221

Tax Parcel Number(s): P58679; 3812-002-002-0006/ P58035; 3806-007-017-0006

Property Description:

PARCEL A:

Lot 2, Block 2, "QUEEN ANNE ADDITION TO THE CITY OF ANACORTES", as per plat recorded in Volume 2 of Plats, page 39, records of Skagit County, Washington.

PARCEL B:

Lots 17 and 18, Block 7, "MUNK'S FIRST QUEEN ADDITION TO ANACORTES", as per plat recorded in Volume 3 of Plats, page 1, records of Skagit County, Washington.

EXHIBIT B

22-17363-KS

10. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Queen Anne Addition to the City of Anacortes
Recorded: June 24, 1890
Auditor's No.: Volume 2 of Plats, page 39

11. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Munks' First Queen Anne Addition to Anacortes
Recorded: August 18, 1891
Auditor's No.: Volume 3 of Plats, Page 1

12. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, 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: September 1, 2005
Auditor's No.: 200509010134

Statutory Warranty Deed
LPB 10-05

Order No.: 22-17363-KS

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