

When recorded return to:
Therese J. Corfee and John F. Phelps
7013 60th Place NE
Marysville, WA 98270

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20235805
Mar 14 2023
Amount Paid \$12125.20
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620052501

Escrow No.: 620052501

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua W. Culp and Natalie H. Culp, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Therese J. Corfee and John F. Phelps, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

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

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

PTN BLK AKA THE TOURIST'S HOTEL BLK SHOWN ON THE MAP OF FIDALGO CITY


Tax Parcel Number(s): P73219 / 4101-151-000-0209


Subject to:

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

STATUTORY WARRANTY DEED
(continued)


Dated: March 6, 2023



Joshua W. Culp


Natalie H. Culp

State of Washington
County of Thurston
This record was acknowledged before me on 3/08/2023 by Joshua W. Culp and Natalie H. Culp.



(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 7/8/24

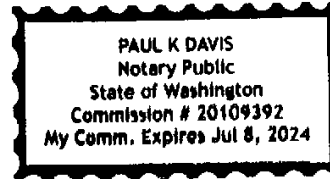


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P73219 / 4101-151-000-0209

THAT PORTION OF THE BLOCK KNOWN AS THE TOURIST'S HOTEL BLOCK SHOWN ON THE MAP OF FIDALGO CITY, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 113, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND SOMETIMES REFERRED TO AS BLOCK 151 AND 152, WHICH IS BOUNDED ON THE NORTH BY THE SOUTH LINE OF 4TH STREET, AND THE SOUTH BY THE NORTH LINE OF 3RD STREET, AND THE WEST BY A LINE PARALLEL WITH AND DISTANT 280 FEET EAST FROM THE EAST LINE OF FAIRVIEW AVENUE, AND ON THE EAST BY A LINE DRAWN PARALLEL WITH AND DISTANT 140 FEET WEST FROM THE WEST LINE OF FIDALGO AVENUE;

EXCEPT THAT PORTION THEREOF LYING NORTH OF THE SOUTHERLY LINE OF RIGHT-OF-WAY OF STATE HIGHWAY NO. 20, ALSO KNOWN AS DECEPTION PASS ROAD;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Public or private easements, if any, over vacated portion of said premises.
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 Map of Fidalgo City:

Recording No: Volume 2, Page 113
3. Conditional Agreement Mound Fill System Installation and the terms and conditions thereof:

Recording Date: May 9, 1990
Recording No.: 9005090133
4. Aerobic Treatment Unit Services Agreement and the terms and conditions thereof:

Recording Date: May 1, 2003
Recording No.: 200305010117
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.