

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235814

Mar 15 2023

Amount Paid \$7749.00

Skagit County Treasurer
By Lena Thompson Deputy

GNW 23-17856

When recorded return to:

Brook Landers and Derek Landers

4805 Cypress Dr
Anacortes, WA 98221

STATUTORY WARRANTY DEED

THE GRANTOR(S) Russell Hardison and Marilyn Hardison, husband and wife

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

in hand paid, conveys, and warrants to Brook Landers and Derek Smith, 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:

Lots 5-8, Block 102, NORTHERN PACIFIC ADDITION TO ANACORTES

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): P58167; 3809-102-008-0003

Dated: March 14, 2023

Russell B. Hardison
Russell Hardison

Marilyn Hardison
Marilyn Hardison

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Russell Hardison and Marilyn Hardison are the persons who appear before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Michele Carney
Signature

Notary
Title

My commission expires: May 16, 2026

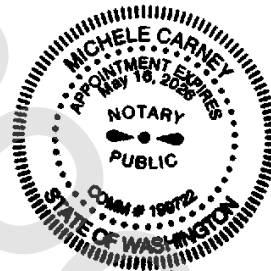


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 2611 Oakes Avenue, Anacortes, WA 98221
Tax Parcel Number(s): P58167; 3809-102-008-0003

Property Description:

Lots 5 through 8, inclusive, Block 102, "NORTHERN PACIFIC ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington

Statutory Warranty Deed
LPB 10-05

Order No.: 23-17856-KS

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EXHIBIT B

23-17856-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: Plat of Northern Pacific Addition to Anacortes

Recorded: March 4, 1891

Auditor's No.: Volume 2 of Plats, Page 9

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

Recorded: November 24, 1954

Auditor's No.: 509693

Executed By: Park Estates Development Co., a limited partnership, by Great Western Investment Co. Inc.,
General

Partner, by Albert Balch, President