

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236236

Apr 24 2023

Amount Paid \$20420.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 23-18155

When recorded return to:

Linda P. Srb and Brian P. Srb
2620 Oakes Avenue
Anacortes, WA 98221

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brent R. Weidemann, as his separate estate, and as surviving spouse of Bethene L. Weidemann; deceased, 1004 Commercial Avenue, PMB 165, Anacortes, WA 98221,

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

in hand paid, conveys, and warrants to Linda P. Srb and Brian P. Srb, 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: Property 1:
Lots 9, 10 & Ptn. Lot 8, Block 101, NORTHERN PACIFIC ADDITION TO ANACORTES & Ptn. Tract 1, Plate
7, Section 23, Township 35 North, Range 1 East

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): P58163, P31692, P100914

Dated: April 24, 2023

Brent R. Weidemann
Brent R. Weidemann

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 24 day of April, 2023 by Brent R. Weidemann.

[Signature]
Signature

Notary Public
Title

My commission expires: 6/19/25



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 2620 Oakes Avenue, Anacortes, WA 98221
Tax Parcel Number(s): P58163, P31692, P100914

Property Description:

PARCEL A:

The West 5 feet of Lot 8, and all of Lots 9 and 10, Block 101, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL B:

That portion of the Burlington Northern Railroad right of way designated as Northern Pacific Railroad on the Plat of "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Southwest corner of Block 101 of said plat;
thence North 21°36'44" West along the Westerly line of said Block 101, a distance of 175.00 feet to the Northwest corner of said Block 101 also being the true point of beginning;
thence South 71°57'51" West, a distance of 40.08 feet to the Northerly end of the centerline of Baltimore Avenue;
thence North 21°36'44" West, a distance of 148.20 feet;
thence North 71°17'58" East, a distance of 105.12 feet;
thence South 21°36'44" East, a distance of 149.05 feet to a point on the North line of said Block 101;
thence South 71°37'54" West, a distance of 65.09 feet to the Northwest corner of said Block 101 being the true point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL C:

That portion of the following described Tract "RR" which lies between the Northwesterly extensions of the Southwesterly and Northeasterly lines of that certain tract of land conveyed to Keith R. Weidemann, et ux, by that certain Quit Claim Deed recorded June 29, 1988, under Auditor's File No. 8806290023, records of Skagit County, Washington:

Tract RR:

Tracts 1 and 2, Plate 7 in Section 14, Township 35 North, Range 1 East, W.M., and all that part of Tract 1, Plate 7 in Section 23, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the initial point of said Tract 1 of Section 23;
thence West 305 feet;
thence South 70°44' West 855 feet;
thence South 23° East 112 feet;
thence North 69°10' East 136 feet;
thence North 70°53' East 533.5 feet;
thence North 73°12' East 444 feet;

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thence North 17°45' East 32 feet to beginning,

EXCEPTING and excluding from said Tracts 1 and 2, Plate 7, said Section 14, and said described portion of Tract 1, Plate 7, Section 23, and all that part thereof heretofore conveyed to the former Great Northern Railway Company, now Burlington Northern Railroad Company, and described as follows:

Beginning at the initial point of Tract 1, Plate 7, said Section 23;

thence South 17°45' West, 32 feet;

thence South 73°12' West 444 feet;

thence South 70°53' West, 533 5/10 feet;

thence South 69°10' West 136 feet;

thence North 22°, no minutes West, 40 feet;

thence Easterly in a direct line a distance of 970 feet to a point in Tract 1, Plate 7, Section 23, which point is 40 feet Northwesterly measured at right angles, to the second course herein described;

thence Northeasterly in a direct line a distance of 200 feet, more or less, to a point which bears North 17°45' East, 66 feet from the initial point of Lot 1, Tract 1, Section 23;

thence South 17°45' West, 66 feet to the point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.

EXHIBIT B

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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

12. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded:

June 5, 1959

Auditor's No.:

581366

Purpose:

Height restriction of structures and horticulture

Area Affected:

Parcel A (as described in instrument)

13. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:

Ebbtide Processing, Inc.

Recorded:

September 11, 1987

Auditor's No.

8709110002

Purpose:

Vehicular ingress, egress and parking

Affects:

Parcel B

14. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:

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Anton M. Lovric and Florence F. Lovric, husband and wife

Recorded:

September 11, 1987

Auditor's No.

8709110003

Purpose:

Vehicular ingress, egress and parking

Area Affected:

Parcel B

15. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:

Bradley R. Paulson and Marjorie A. Paulson

Recorded:

September 11, 1987

Auditor's No.

8709110004

Purpose:

Vehicular ingress, egress and parking

Area Affected:

Parcel B

16. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:

Anton M. Lovric and Florence F. Lovric, husband and wife

Recorded:

December 15, 1987

Auditor's No.

8712150034

Purpose:

Ingress, egress, roadway parking, storage and utilities

Area Affected:

Parcel B

17. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:

Ebbtide Processing, Inc.

Recorded:

December 15, 1987

Auditor's No.

8712150035

Purpose:

Ingress, egress, roadway, parking, storage and utilities

Area Affected:

Parcel B

18. Provisions and matters regarding a boundary line adjustment set forth on document recorded June 29, 1988 under Auditor's File No. 8806290024.

19. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

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Executed By:
Burlington Northern Railroad Company
Recorded:
September 11, 1987
Auditor's No.:
8709110001

As Follows:

Excepting and Reserving, however, unto said Grantors, its successors and assigns, all of the coal, oil, gas, casinghead gas and all ores and minerals of every kind and nature underlying the surface of the premises herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove, and market any and all such products in any manner which will not damage structures on the surface of the premises herein conveyed, together with the right of access at all times to exercise said rights.

Affects:
Parcel B

20. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By:
Anacortes Property Owners Association, a Washington corporation
Recorded:
June 29, 1988
Auditor's No.:
8806290023

As Follows:

Excepting and Reserving, however, unto said Grantor, its successors and assigns, all of the coal, oil, gas, casinghead gas and all ores and minerals of every kind and nature underlying the surface of the premises herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove, and market any and all such products in any manner which will not damage structures on the surface of the premises herein conveyed, together with the right of access at all times to exercise said rights.

Affects:
Parcel B

21. 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:

Name: Survey of B.N.R.R. Right of Way
Recorded: February 8, 1989
Auditor's No.: 8902080018

22. Provisions and matters regarding a boundary line adjustment set forth on document recorded March 18, 1992 under Auditor's File No. 9203180110. (Affects: Parcel C)

23. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.

24. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects

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all of the premises subject to such submergence.)

25. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.