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05/19/2023 11:30 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236575

May 19 2023

Amount Paid \$12392.20
Skagit County Treasurer
By Lena Thompson Deputy

GNW 23-18029

When recorded return to:

Brooke C. Swain and Donald Orien Swain
3609 West 3rd Street
Anacortes, WA 98221

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kevin Spaulding and Marie Spaulding, a married couple, 3810 Southwest Admiral Way, Seattle, WA 98126,

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

in hand paid, conveys, and warrants to Brooke C. Swain and Donald Orien Swain, 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:
Ptn. Lots 3 and 5, all Lot 4, Block 1106, Northern Pacific Addn. 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): P58198/3809-106-005-0007

Statutory Warranty Deed
LPB 10-05

Order No.: 23-18029-KM

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Dated: 5-15-23

[Signature]
Kevin Spaulding

[Signature]
Marie Spaulding

STATE OF WASHINGTON
COUNTY OF ~~SKAGIT~~ King

This record was acknowledged before me on 15 day of May, 2023 by Kevin Spaulding and Marie Spaulding.

[Signature]
Signature

Notary Public
Title

My commission expires: 4-22-25

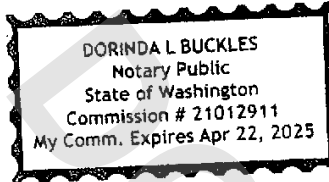


EXHIBIT A
LEGAL DESCRIPTION.

Property Address: 3609 West 3rd Street, Anacortes, WA 98221
Tax Parcel Number(s):

Property Description:

Lot 3, EXCEPT the Easterly 5.55 feet thereof, all of Lot 4, and the Easterly 21.10 feet of Lot 5, Block 1106, "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.

Statutory Warranty Deed
LPB 10-05

Order No.: 23-18029-KM

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EXHIBIT B

23-18029-KM

10. 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 Northern Pacific Addition to Anacortes recorded March 4, 1891, in Volume 2 of Plats, Page 9, official records of Skagit County.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

11. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Park Estates Development Company, a limited partnership, recorded November 24, 1954, as Auditor's File No. 509693.

13. Municipal assessments, if any, levied by the City of Anacortes. This Company suggests that inquiry be made to the City of Anacortes for current assessment status.

As a courtesy we believe the following email address for this City is:

Anacortes utilitybilling@cityofanacortes.org

14. Unrecorded leaseholds, if any, and rights of parties in possession, if any.

15. Deed of trust, including the terms and conditions thereof in the amount of \$420,000.00 made by Kevin Spaulding and Marie Spaulding, a married couple to George C. Reinmiller Trustee Inc. as trustee and Mortgage Electronic Registration Systems, Inc. as nominee for Boeing Employees' Credit Union, as beneficiary, recorded on September 2, 2022, as Auditor's File No. 202209020086.