

When recorded return to:

Christine Lazaruk, Trustee of The Christine Lazaruk Living Trust
4606 Turner Square Nothwest,
Edmonton, Alberta T6R3H3

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237347

Jul 20 2023

Amount Paid \$7363.40
Skagit County Treasurer
By Lena Thompson Deputy
GNW 23-18294

STATUTORY WARRANTY DEED

THE GRANTOR(S) John Decker and Elaine A. Decker, a married couple, ,

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

in hand paid, conveys, and warrants to Christine Lazaruk, Trustee of The Christine Lazaruk Living Trust

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 11 and 12, Block 133, City of 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): P55870

Statutory Warranty Deed
LPB 10-05

Order No.: 23-18294-KM

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Dated: July 18, 2023

John Byrd Decker
John Decker

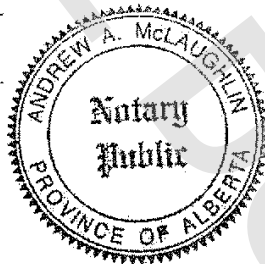
Elaine A. Decker
Elaine A. Decker

PROVINCE OF ALBERTA
STATE OF WASHINGTON
COUNTY OF SKAGIT STRATHCONA

This record was acknowledged before me on 18 day of July, 2023 by John Decker and Elaine A. Decker.

Andrew A. McLaughlin
Signature
Lawyer & Notary
Title

My commission expires: N/A



ANDREW McLAUGHLIN
Turning Point Law
Barrister Solicitor Notary
A Commissioner for Oaths in and
for Alberta, being a Lawyer
170 - 150 Chippewa Road
Sherwood Park, AB T8A 6A2
(780) 410-0544

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1520 7th Street, Anacortes, WA 98221
Tax Parcel Number(s): P55870

Property Description:

Lots 11 and 12, Block 133, Original Plat of the City of Anacortes, Washington.

Situated in the County of Skagit, State of Washington.

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EXHIBIT B

23-18294-KM

11. 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.
12. Unrecorded leaseholds, if any, and rights of parties in possession, if any.
13. Any invalidity or defect in the title of the vestees in the event such Trust is invalid or fails to confer sufficient powers in the trustee, or in the event there is a lack of compliance with the terms and provisions of the trust instrument.