

When recorded return to:

John Wesley Huggins and Mary Ellen Huggins
15702 Snee Oosh Road
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241107
Jun 26 2024
Amount Paid \$10808.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 24-20886-KM

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dana O. Erb, Heir of Charlia O'Neil, deceased, and Ricky R. Erb and Dana O. Erb, husband and wife, 3715 West 8th Street, Anacortes, WA 98221,

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

in hand paid, conveys, and warrants to John Wesley Huggins and Mary Ellen Huggins, husband and wife

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. PG. 3

Abbreviated legal description: Property 1:
Lots 16 & 17, Block 170, MAP OF THE 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): P56092

Dated: June 25, 2024

Charlia O'Neil, deceased

By: Dana O Erb
Dana O. Erb, Heir

Ricky R. Erb
Ricky R. Erb

Dana O Erb
Dana O. Erb

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 25 day of June, 2024 by Dana O. Erb, Heir of Charlia O'Neil, deceased, Ricky R. Erb and Dana O. Erb.

[Signature]
Signature

Notary
Title

My commission expires: 6/19/25

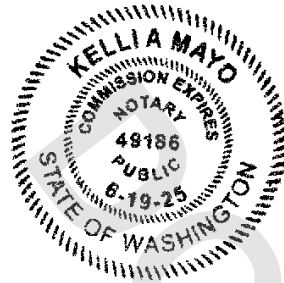


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1908 9th Street, Anacortes, WA 98221
Tax Parcel Number(s): P56092

Property Description:

Lots 16 and 17, Block 170, MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON,
according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County,
Washington.

EXHIBIT B

24-20886-KM

9. 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 Map of the City of Anacortes recorded on July 3, 1891 in Volume 3 of Plats pages 4 through 7.

10. 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.

Statutory Warranty Deed
LPB 10-05

Order No.: 24-20886-KM

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