

When recorded return to:

Cynthia A. Backlund
513 37th Street
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20243088
Nov 26 2024
Amount Paid \$12552.40
Skagit County Treasurer
By Lena Thompson Deputy

GNW 24-20672

STATUTORY WARRANTY DEED

THE GRANTOR(S) Garrett M. O'Brien, Jr., Trustee of The O'Brien Family Trust dated May 10, 2010, 3275 Cliff Sieler Court, Las Vegas, NV 89117,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Cynthia A. Backlund, an unmarried woman

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 8-10, Block 23, BEALE'S MAPLE-GROVE ADDITION TO 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): P56720/3775-023-010-0007

Statutory Warranty Deed
LPB 10-05

Order No.: 24-20672-KM

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Dated: Nov 21 - 2024

The O'Brien Family Trust dated May 10, 2010

By: Garrett M O'Brien Jr
Garrett M. O'Brien, Jr., Trustee

STATE OF Nevada
COUNTY OF Clark

This record was acknowledged before me on 21st day of November, 2024 by Garrett M. O'Brien, Jr., Trustee of The O'Brien Family Trust dated May 10, 2010.

[Signature]
Signature

Notary Public
Title

My commission expires: Sep. 9, 2025



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 513 37th Street, Anacortes, WA 98221
Tax Parcel Number(s): P56720/3775-023-010-0007

Property Description:

The West 1/2 of Lot 8, and all of Lots 9 and 10, Block 23, BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES, as per Plat recorded in Volume 2 of Plats, page 19, records of Skagit County, Washington.

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EXHIBIT B

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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 Beale's Maple Grove Addition to the City of Anacortes recorded on October 30, 1890 as Auditor's File No. Vol. 2 of Plats Page 19.

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 Survey recorded on October 5, 1992 as Auditor's File No. 9210050092.

11. **DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:**

Dated: November 24, 1992

Recorded: November 30, 1992

Auditor's No.: 9211300215

Affects: Community driveway along the East 6 feet

12. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on March 18, 2014 as Auditor's File No. 201403180047 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

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.

Statutory Warranty Deed
LPB 10-05

Order No.: 24-20672-KM

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