

When recorded return to:

Dorothy L. Zuvela
1112 D Avenue
Anacortes, WA 98221



201712190093

Skagit County Auditor
12/19/2017 Page

1 of 5 1:34PM \$78.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032606

CHICAGO TITLE
620032606

STATUTORY WARRANTY DEED

THE GRANTOR(S) Classic Transitions LLC, a Washington limited liability partnership
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Dorothy L. Zuvela, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): 3 BLA SURVEY AF#201606100121 being a ptn of Lots 1-4 Blk, 203, Map of the City of
Anacortes

Tax Parcel Number(s): P133514 / 3772-203-020-0008

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175865
DEC 19 2017

Amount Paid \$ 11,557.²⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: December 4, 2017

Classic Transitions LLC

BY: Mark W. Harris

Mark W. Harris
Managing Members

BY: Susan M. Harris

Susan M. Harris
Managing Members

State of WASHINGTON

COVINGTON

of SKAGIA

I certify that I know or have satisfactory evidence that

MARK W. HARRIS

+ SUSAN M. HARRIS

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Members of Classic Transitions LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/7/17

Andith A. Williams
Name: WORTH A. WILLIAMS

Notary Public in and for the State of WA

Residing at: STANWOOD

My appointment expires: 10/29/18

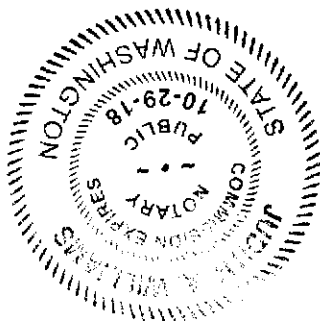


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P133514 / 3772-203-020-0008

Lot 3 of Boundary Line Adjustment Survey recorded on June 10, 2016 as Skagit County Auditor's File No. 201606100121 and more particularly described as follows:

That Portion of Lots 1 through 4, inclusive, Block 203, MAP OF THE CITY OF ANACORTES, as per Plat recorded in Volume 2 of Plats, Page 4, records of Skagit County, described as follows:

Beginning at the Southeast corner of said Lot 1; thence North 89° 24' 57" West, 95 feet; thence North 00° 35' 17" East 79.84 feet; thence South 89° 25' 42" East 90.00 feet; thence South 25° 58' 49", 11.18 feet thence South 00° 35' 17" West, 69.86 feet to the Point of Beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: June 10, 2016
Recording No.: 201606100121
Matters shown: setback lines
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Utility systems
Recording Date: June 10, 2016
Recording No.: 201606100182
Affects: As now constructed, to be constructed, extended or relocated
3. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: December 8, 2016
Recording No.: 201612080077
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Anacortes
Purpose: Storm drainage
Recording Date: February 3, 2017
Recording No.: 201702030140
Affects: As delineated
5. Assessments, if any, levied by the City of Anacortes.
6. Real estate excise tax of 1.78% upon any sale of said Land, if unpaid.

Beginning July 1, 2005, an additional \$5.00 Real Estate Excise Tax Electronic Technology Fee must be included in all excise tax payments.
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "B"

Exceptions
(continued)

Granted to:	Classic Transitions, LLC
Purpose:	landscape easement
Recording Date:	December 4, 2017
Recording No.	201712040162
Affects:	Lots 3 and 4