

When recorded return to:

Anthony Calandra and Tamara Calandra
111 5th Street
Anacortes, WA 98221SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4033

Oct 02 2020

Amount Paid \$24915.00

Skagit County Treasurer

By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

GNW 20-6143

THE GRANTOR(S) Philip J. Yeager, Trustee of Philip J. Yeager and Peggy W. Yeager Trust dated July 13, 1989,
111 5th Street, Anacortes, WA 98221,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Anthony Calandra and Tamara Calandra, 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 16, Bowman's Central Ship Harbor Water Front Plat (aka Lot 3 of
Survey AF# 200406210184)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

P56849

Tax Parcel Number(s): ~~P56949~~ and P32874Dated: 9/28/20

Philip J. Yeager and Peggy W. Yeager Trust dated July 13, 1989

By: [Signature]
Philip J. Yeager, TrusteeStatutory Warranty Deed
LPB 10-05

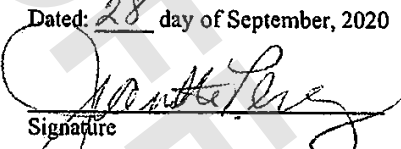
Order No.: 20-6143-KS

Page 1 of 5

California
STATE OF WASHINGTON
COUNTY OF SKAGIT *Riverside*

I certify that I know or have satisfactory evidence that Philip J. Yeager, Trustee of Philip J. Yeager and Peggy W. Yeager Trust dated July 13, 1989 is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 28 day of September, 2020


Signature

Notary Public
Title

My appointment expires: 10/23/2021



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 111 5th Street, Anacortes, WA 98221
Tax Parcel Number(s): P56949 and P32874

Property Description:

Lot 3 of Survey recorded June 21, 2004 under Skagit County Auditor's File No. 200406210184, being a portion of Block 16, "Bowman's Central Ship Harbor Waterfront Plat to Anacortes", according to the plat thereof recorded in the Office of the Auditor of Skagit County, Washington in Volume 2 of Plats, Page 33, together with that portion of vacated "X" Avenue.

TOGETHER WITH an undivided 1/5 interest in Tract 17, "Plate No. 9 Anacortes Tide and Shore Lands of Section 18, Township 35 North, Range 2 East, W.M., Anacortes Harbor", according to the Official Map thereof on file in the Office of the State Land Commissioner at Olympia, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-6143-KS

Page 3 of 5

EXHIBIT B

20-6143-KS

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I — Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. Reservations contained in deed from the State of Washington, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

11. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the

Statutory Warranty Deed
LPB 10-05

tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

12. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. § 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

13. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.

14. Any lien or liens that may arise or be created in consequence of or pursuant to an act of the Legislature of the State of Washington entitled "an ACT prescribing the ways in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State, granting rights of way across land belonging to the State", approved March 9, 1893.

15. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey

Recorded: June 21, 2004

Auditor's No.: 200406210184

16. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: John W. Campbell, et ux

Recorded: July 23, 1007

Auditor's No. 200707230014

Purpose: Ingress and Egress

Area Affected: As set forth therein

17. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: John W. Campbell, et ux

Recorded: April 27, 2010

Auditor's No. 201004270100

Purpose: Ingress and Egress

Area Affected: As set forth therein

18. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Scott A. Reed, et ux

And: City of Anacortes

Dated: April 1, 2010

Recorded: April 23, 2010

Auditor's No.: 201004230065

Regarding: Bulkhead improvements / bulkhead as set forth therein

19. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: April 1, 2005

Auditor's No.: 200504010135

Executed By: John R. Cox & Associates, LLC

Statutory Warranty Deed
LPB 10-05

Order No.: 20-6143-KS

Page 5 of 5