

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-4171
Sep 09 2021
Amount Paid \$8525.00
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:

Benjamin David Trout
413 35th Street
Anacortes, WA 98221

GNW 21-12406

STATUTORY WARRANTY DEED

THE GRANTOR(S) James W. McMullen and Katherine E. McMullen, husband and wife,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Benjamin David Trout, an unmarried person

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:

Ptn. Lots 7-9, Block 30, BEALE'S MAPLE GROVE ADDITION

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): P56753; 3775-030-009-0005

Dated: 08/24/2021

James Wallace McMullen
James W. McMullen

Katherine Elizabeth McMullen
Katherine E. McMullen

Statutory Warranty Deed
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STATE OF WASHINGTON
COUNTY OF

I certify that I know or have satisfactory evidence that James W. McMullen and Katherine E. McMullen are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

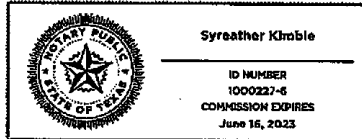
Dated: 24th day of August, 2021

State of Texas, County of Dallas

Syreather Kimble
Signature

Notary Public, State of Texas
Title

My appointment expires: 06/16/2023



Notarized online using audio-video communication

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 413 35th Street, Anacortes, WA 98221

Tax Parcel Number(s): P56753;3775-030-009-0005

Property Description:

Lots 7 and 8, and the East Half of Lot 9, Block 30, BEALE'S MAPLE GROVE ADDITION TO THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, page 19, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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EXHIBIT B
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1. 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.

2. (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.

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

4. 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)

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

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

6. 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)

7. 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)

8. 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)

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 November 30, 1890 in Volume 2 of Plats, page 19, records of Skagit County, Washington.

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(s) recorded October 17, 2014, July 31, 2019 and January 24, 2020 as Auditor's File No. 201410170060, 201907310068 and 202001240016.

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