

When recorded return to:
Vargas Real Estate LLC
203 E Spruce Street
Mount Vernon, WA 98273



Skagit County Auditor
3/30/2018 Page

201803300158

1 of

\$76.00
3 1:51PM

Recorded at the request of:

File Number: 115634

Statutory Warranty Deed

115634
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Heirs and Devisees of Junette Ides and Harry A. Morgan, both deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Vargas Real Estate Group LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 30, Township 34 North, Range 4 East, NW NE

For Full Legal See Attached Exhibit "A"

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): P29113, 340430-0-259-0008, P29156, 340430-0-295-0202

Dated 3-28-18

Estate of Harry A. Morgan and Junette Ides

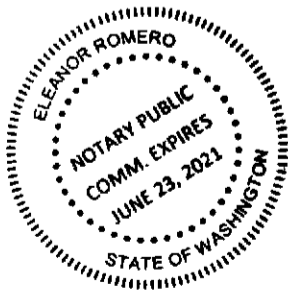
Kathleen A. Matzen, P.R.

By: Kathleen A. Matzen, Personal Representative

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kathleen A. Matzen is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Personal Representative of Estate of Harry A. Morgan and Estate of Junette Ides, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3-28-2018



Katie Hickok

Eleanor Romero

Notary Public in and for the State of Washington

Residing at Washington Mt. Vernon

My appointment expires: 1/07/2019 6/23/2021

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20181260

MAR 30 2018

Amount Paid \$ 4811.00

Skagit Co. Treasurer

By BT Deputy

EXHIBIT A

PARCEL "A"

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of Douglas Street as established in the City of Mount Vernon, 180 feet South of its intersection with the South line of Hazel Street;
Thence South along the West line of said Douglas Street, 60 feet;
Thence West, 108 feet;
Thence North, 60 feet; thence East, 108 feet to the point of beginning, (being also known as Lots 13 and 14, in vacated Block 23 of the "PLAT OF THE SOUTHERN ADDITION TO MOUNT VERNON")

TOGETHER WITH the East 1/2 of the vacated alley adjacent thereto which has reverted by operation of law.

PARCEL "B"

Lots 7, 8 and the North 7 feet of Lot 9 in vacated Block 23, "PLAT OF THE SOUTHERN ADDITION TO MOUNT VERNON", as per plat recorded in Volume 2 of Plats, page 110, records of Skagit County, Washington;

TOGETHER WITH that portion of the vacated alley adjacent to said lots which has reverted by operation of law.

Exhibit A

EXCEPTIONS:

A. 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:

Name: Robert G. Noel Property Survey
Recorded: June 24, 1986
Auditor's No.: 8606240042

B. Private rights of access and utilities, if any, over vacated streets lying within the subject property.

C. Provisions and matters regarding a boundary line adjustment set forth on document recorded under Auditor's File No. 8712230041.

Affects: Parcel B