

When recorded return to:
Diana Kralovic and Darryl Kralovic
800 Addison Place
Mount Vernon, WA 98273



201805030042

Skagit County Auditor

\$78.00

5/3/2018 Page

1 of

5 11:35AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034350

CHICAGO TITLE
620034350

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeanne T. Matuska, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Diana Kralovic and Darryl Kralovic, wife and husband

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): 12 JOHNSON'S SECOND ADD TGW PTN OF VACATED ALISON AVENUE

Tax Parcel Number(s): P53324 / 3733-000-012-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20181839

MAY 03 2018

Amount Paid \$ 5,790⁰⁰
Skagit Co. Treasurer
By *hlem* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 27, 2018

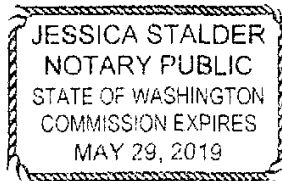
Jeanne T. Matuska
Jeanne T. Matuska

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Jeanne T. Matuska

(is) are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/h~~e~~/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 5-1-2018



Jessica Stalder
Name: Jessica Stalder
Notary Public in and for the State of WA
Residing at: MT VERNON
My appointment expires: 5-29-19

EXHIBIT "A"

Order No.: 620034350

For APN/Parcel ID(s): P53324 / 3733-000-012-0004

Lot 12, PLAT OF JOHNSON'S SECOND ADDITION, according to the plat thereof, recorded in Volume 7 of Plats, page 79, records of Skagit County, Washington.

TOGETHER WITH that portion of Alison Avenue adjoining Lot 12 in PLAT OF JOHNSON'S SECOND ADDITION, according to the plat thereof, recorded in Volume 7 of Plats, page 79, records of Skagit County, Washington, said portion lying Northerly of the centerline of said Alison Avenue and Easterly of the Southerly projection of the West line of said Lot 12.

EXCEPT the South 6 feet thereof.

Situated in Skagit County, Washington

EXHIBIT B
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, 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, or source of income, 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 on Johnson's Second Addition:

Recording No: 560352

2. 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: September 1, 1961
Recording No.: 611823

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon
Purpose: Drainage facilities
Recording Date: August 28, 1981
Recording No.: 8108280037

4. Ordinance No. 3147 and the terms and conditions thereof:

Recording Date: September 15, 2003
Recording No.: 200309150250

5. License for Ingress and Egress including the terms, covenants and provisions thereof

Recording Date: September 15, 2003
Recording No.: 200309150252

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon
Purpose: Drainage facilities
Recording Date: September 15, 2003
Recording No.: 200309150253

EXHIBIT B

Exceptions (continued)

Affects: Portion of said premises

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, 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, or source of income, 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 on Survey:

Recording No: 200310200027

8. Public or private easements, if any, over vacated portion of said premises.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by City of Mount Vernon.