

When recorded return to:
Donovan Coppock and Margaret Coppock
1217 North 16th Street
Mount Vernon, WA 98273


201807250067
07/25/2018 03:32 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035259

CHICAGO TITLE CO.
620035259

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rebecca N. Vigil and Sheree A. Berry as Co- Personal Representatives of the Estate of David D. Berry, deceased and Sheila A. Berry, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Donovan Coppock and Margaret Coppock, a married couple

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): 4 CITY OF MOUNT VERNON SHORT PLAT NO. LU-05-089 Tax/Map ID(s):

Tax Parcel Number(s): P124692 / 340417-4-106-0400,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20183257
JUL 25 2018

Amount Paid \$ 6057.⁰⁰
Skagit Co. Treasurer
By *M&M* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 19, 2018

Rebecca N. Vigil and Sheree A. Berry as Co- Personal Representatives of the Estate of David D. Berry, deceased and Sheila A. Berry, deceased

BY: Rebecca N. Vigil
Rebecca N. Vigil

BY: Sheree A. Berry
Sheree A. Berry

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Rebecca N. Vigil & Sheree A. Berry 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 personal representative of The Estate of David Dale Berry and Sheila Ann Berry to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 20, 2018
Notary Public: Deanna Guites
Notary Public, in and for the State of Wa
Residing at: Lake Stevens
My appointment expires: 4/4/22

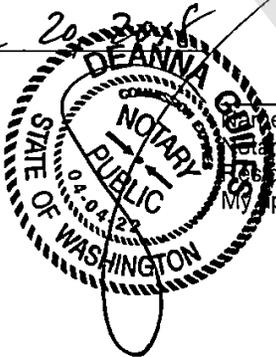


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P124692 / 340417-4-106-0400

Lot 4, CITY OF MOUNT VERNON SHORT PLAT NO. LU-05-089 titled EMERALD ISLE SHORT PLAT, as approved June 7, 2006, and recorded June 15, 2006, under Auditor's File No. 200606150118, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Southeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: February 27, 1959
Auditor's No(s): 577083, records of Skagit County, Washington
In favor of: City of Mount Vernon
For: Sewer pipe or pipes, line or lines for the transportation of sewage
Affects: The West 20 feet of said premises

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 7, 1976
Auditor's No(s): 832922, records of Skagit County, Washington
In favor of: Carl L. Hayes
For: Water line
Affects: Approximately due East and West with the point of beginning to be the present P.U.D. meter base installation as provided by the P.U.D. for meter service to the Hayes property

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 8, 2006
Auditor's No(s): 200605080162, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 CITY OF MOUNT VERNON SHORT PLAT NO. LU-05-089:

Recording No: 200606150118, records of Skagit County, Wa

5. City, county or local improvement district assessments, if any.

6. Assessments, if any, levied by City of Mount Vernon.