



201807300198

07/30/2018 03:11 PM Pages: 1 of 2 Fees: \$100.00
Skagit County Auditor

When recorded return to:

Carl Webster
1023 S 20th Street
Mount Vernon, WA 98274

Recorded at the request of:

Guardian Northwest Title

File Number: 116268

Statutory Warranty Deed

116268

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Jessica A. Paloalto, also shown of record as Jessica A. Villalobos, who acquired title as Jessica Moreno, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Carl Webster, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 20, Block 3, Wedgwood Add. To M.V.

Tax Parcel Number(s): P54769, 3766-003-020-0008

Lot 20, Block 3, "ALBERT BALCH'S WEDGWOOD", as per Plat recorded in Volume 7 of Plats, Page 24, records of SKAGIT County, Washington.

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 "A" attached hereto

Dated 7-30-18

Jessica Paloalto

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 3335
JUL 30 2018

Amount Paid \$ 4366-00
Skagit Co. Treasurer
By *mem* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jessica Paloalto, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7-30-18

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 1/07/2019

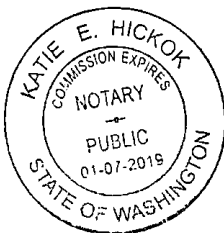


Exhibit A

EXCEPTIONS:

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: February 3, 1955
Recorded: February 3, 1955
Auditor's No.: 512718

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Sewer pipe with right to enter said premises for repair and renewal
In Favor Of: City of Mount Vernon
Auditor's No: 512247

C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Electric transmission line
In Favor Of: Puget Sound Power & Light Company
Recorded: September 3, 1971
Auditor's No.: 757660
Affects: Blocks 1 and 2

D. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Underground electric system
In Favor Of: Puget Sound Power & Light Company
Recorded: November 8, 1974
Auditor's No.: 809833
Affects: A portion of Blocks 2 and 3

E. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Albert Balch's Wedgwood
Recorded: October 11, 1954
Auditor's No.: 507780