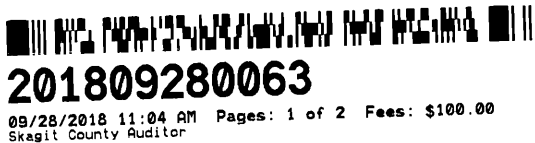


When recorded return to:
Matthew S. Kohn and Mollie E. Kohn
1415 Douglas Street
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 116612



Statutory Warranty Deed

116612

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Vargas Real Estate Group LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Matthew S. Kohn and Mollie E. Kohn, a married couple 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

Tax Parcel Number(s): P29113, 340430-0-259-0008

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.

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 per Exhibit "A" attached hereto

Dated 9-24-18

Vargas Real Estate Group

By: Juan Vargas, Authorized Agent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20184312
SEP 28 2018

Amount Paid \$ 5,879.00
Skagit Co. Treasurer
By: [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Juan Vargas is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Authorized Agent of Vargas Real Estate Group, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9-24-18

[Signature]
Katie Hickok Elizabeth Galbreath
Notary Public in and for the State of Washington
Residing at Washington Comano Island
My appointment expires: 10-7-2019 3-20-21



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

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

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