

When recorded return to:  
Michael Morscheck and Tiffany Morscheck  
1103 South 21st Street  
Mount Vernon, WA 98274



**201902210087**

02/21/2019 03:37 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620037212

**CHICAGO TITLE**

620037212

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Adam L. Fleming and Shelbi B. Fleming, husband and wife

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

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 19, Block 2, "ALBERT BALCH'S WEDGWOOD, AN ADDITION TO MOUNT VERNON, WN.,"  
as per plat recorded in Volume 7 of Plats, page 24, records of Skagit County, Washington

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P54747 / 3766-002-019-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019594

**FEB 21 2019**

Amount Paid \$ 5,018.<sup>00</sup>

Skagit Co. Treasurer

By *mem* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 19, 2019

Adam L. Fleming  
Adam L. FlemingShelbi B. Fleming  
Shelbi B. FlemingState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Adam L. Fleming and Shelbi B. Fleming are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 20 2019Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2019

JANA K QUINN  
Notary Public  
State of Washington  
My Commission Expires  
June 29, 2019

**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: City of Mount Vernon, Washington  
Purpose: Sewer  
Recording Date: January 25, 1955  
Recording No.: 512247
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: February 3, 1955  
Recording No.: 512718
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Co.  
Purpose: Electric transmission line  
Recording Date: September 3, 1971  
Recording No.: 757660
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by Mount Vernon.