

201902250050

02/25/2019 11:11 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded return to:

Collin McLoughlin
1760 Misty Acres Drive
Ferndale, WA 98248

STATUTORY WARRANTY DEED

18-1258
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Shannon M. Rivera, a ~~married~~ woman, *2332 Crosby Drive, Mount Vernon, WA 98274,
*Ashley J. Rivera, as to any interest she may have
for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Collin McLoughlin, a married man

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1: Lot 24, Block 4, Albert Balch's Wedgwood

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 "B"
attached hereto

Tax Parcel Number(s): P54800 & 3766-004-024-0002

Dated: 2/22/19

2-25-19

Shannon M. Rivera

Ashley J. Rivera

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019025
FEB 25 2019

Amount Paid \$ 4366.⁰⁰
Skagit Co. Treasurer
By *ndm* Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 18-1258-SJ

Page 1 of 5

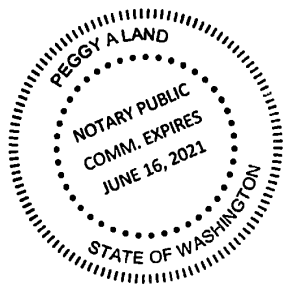
STATE OF WASHINGTON
COUNTY OF ISLAND

I certify that I know or have satisfactory evidence that Shannon M. Rivera is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 22 day of ~~January~~ ^{February}, 2019

Peggy A Land
Signature

Escrow Assistant
Title

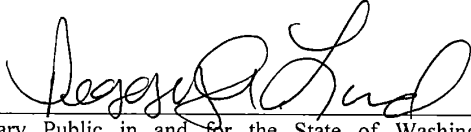


My appointment expires:
June 16, 2021

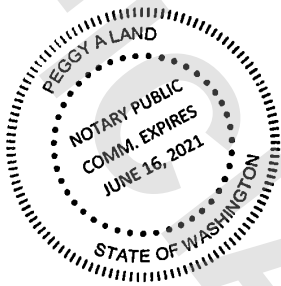
State of Washington }
County of Skagit } SS:

On this day personally appeared and sworn before me, the undersigned Notary certify that I know or have satisfactory evidence that Ashley J River the person(s) 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: 2/25/2019



Notary Public in and for the State of Washington
Residing at Stanwood
My appointment expires: June 16, 2021



UNOFFICIAL DOCUMENT

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1815 East Section Street, Mount Vernon, WA 98274
Tax Parcel Number(s): P54800 & 3766-004-024-0002

Property Description:

Lot 24, Block 4, "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.

EXHIBIT B

18-1258-EC

1. 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 named Albert Balch's Wedgwood recorded October 11, 1954 as Auditor's File No. 507780.

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".

2. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Park Estates Development Co., dated February 3, 1955, recorded February 3, 1955 as Auditor's File No. 512718.

3. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors on August 27, 1971 and recorded September 3, 1971, as Auditor's File No. 757660.