

When recorded return to:  
Joshua C. Libbey  
Casey Hubbard  
1015 South 19th Street  
Mount Vernon, WA 98274



**201903220093**

03/22/2019 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.: 620037629

CHICAGO TITLE  
620037629

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Andrew Stewart, also appearing of record as Andrew M. Stewart and Kolya Stewart, also appearing of record as Kolya C. Stewart, 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 Joshua C. Libbey, a single person and Casey Hubbard, a single person

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.)

Tax/Map ID(s):  
Tax Parcel Number(s):

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20191038  
MAR 22 2019

Amount Paid \$5451.80  
Skagit Co. Treasurer  
By *Julia M. Deppa*

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 20, 2019

AS

Andrew Stewart

KS

Kolya Stewart

State of WASHINGTON

County of Skagit

I certify that I know or have satisfactory evidence that

Andrew Stewart Kolya Stewart

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 21, 2019

Lourea L. Garka  
Name: Lourea L. Garka  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 10/27/2022

NOTARY PUBLIC  
STATE OF WASHINGTON  
LOUREA L. GARKA  
License Number 122836  
My Commission Expires 10-27-2022

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P54795 / 3766-004-019-0009**

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Lot 19, Block 4, Albert Balch's Wedgwood Addition to Mount Vernon, according to the Plat thereof recorded in Volume 7 of Plats, page 24, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 the Plat of Albert Balch's Wedgwood, an Addition to Mount Vernon:

Recording No: 507780

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The City of Mount Vernon  
Purpose: Sewer pipeline  
Recording Date: January 25, 1955  
Recording No.: 512247  
Affects: North 2 feet of the West 70 feet of Said premises

3. Covenants, conditions, restrictions and easements 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

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: November 8, 1974  
Recording No.: 809833  
Affects: Portion of said premises

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by the City of Mount Vernon.