



201904230099

04/23/2019 10:27 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

Shingara Singh and Narinder Kaur
3802 Carpenter Street
Mount Vernon, WA 98274

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED 19-2070

THE GRANTOR(S) R.G.J.G., LLC, a Washington Limited Liability Company, 16591 Donnelly Road, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Shingara Singh and Narinder Kaur, husband and wife

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:
Portion SE 1/4 of NW 1/4 of Sec. 20, Twp. 34 N., R. 4 E., W.M.

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): P26875 & 340420-0-166-0002

Dated: 4-22-19

R.G.J.G., LLC, a Washington Limited Liability Company

By: Roger Griffen
Roger Griffen, Member

By: Judith K. Griffen
Judith K. Griffen, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191461
APR 23 2019

Amount Paid \$1,785.⁰⁰
Skagit Co. Treasurer
By: [Signature] Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2070-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

Judith Griffen

I certify that I know or have satisfactory evidence that Roger Griffen is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Member of R.G.J.G., LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 22nd day of April, 2019

[Handwritten Signature]

Signature

Katie E Hickok

Title

My appointment expires: 1-7-23

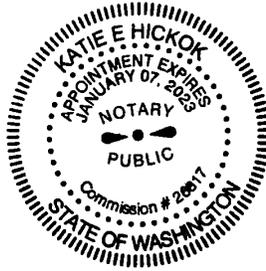


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1123 East Division Street, Mount Vernon, WA 98274
Tax Parcel Number(s): P26875 & 340420-0-166-0002

Property Description:

That portion of the Southeast 1/4 of the Northwest 1/4, Section 20, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of Lot 14, Block 6, "HAYTON'S ADDITION TO MT. VERNON, WASH.", as per plat recorded in Volume 3 of Plats, page 85, records of Skagit County, Washington; thence East along the South line of the alley in said Block 6, extended, to the Northwest corner of that certain tract conveyed to Robert E. Cloquet and Juanita F. Cloquet, his wife, by instrument dated December 6, 1955, and recorded December 9, 1955, under Auditor's File No. 528385; thence South along the West line of said Cloquet tract to the North line of Division Street; thence West along the North line of Division Street to a point South of the point of beginning; thence North along the East line of said Block 6, "HAYTON'S ADDITION TO MT. VERNON, WASH.", and said East line extended, to the point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

19-2070-KH

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)