

When recorded return to:
Robert Hicks
1920 East Highland Avenue
Mount Vernon, WA 98273



201904240064

04/24/2019 03:36 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.: 620037815

CHICAGO TITLE

W20037815

STATUTORY WARRANTY DEED

THE GRANTOR(S) Todd B. Magnusson and Heather L. Magnusson, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Robert Hicks, a single person

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

Lot 23, THE PLAT OF MOUNT BAKER VIEW ADDITION, according to the plat thereof recorded in
Volume 7 of Plats, pages 67 and 68, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P53766 / 3745-000-023-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20194916
APR 24 2019

Amount Paid \$ 5523.00
By Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 22, 2019

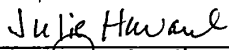


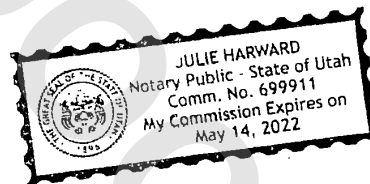
Todd B. Magnusson

Heather L. MagnussonState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Todd B. Magnusson and ~~Heather L. Magnusson~~ ^{JH} 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: 4/23/19


Name: Julie Harward
Notary Public in and for the State of Utah
Residing at: SLC, UT
My appointment expires: 5/14/22



JURAT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that

Heather L. Magnusson
(s) 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: April 24, 2019

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

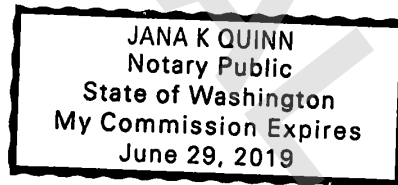


EXHIBIT "A"
Exceptions

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 MOUNT BAKER VIEW ADDITION:

Recording No: 540391

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: August 22, 1956

Recording No.: 540392

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

Granted to: Keith S. Johnson and Alison R. Johnson

Purpose: Sewer

Recording Date: October 15, 1975

Recording No.: 824869

4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by Mt. Vernon.