

201908080085

08/08/2019 02:22 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor, WA

When recorded return to:

Jane Schy Johnston
12065 Hilynn Drive
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-3352
Aug 08 2019
Amount Paid \$5345.00
Skagit County Treasurer
By Marilyn Martich Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039085

CHICAGO TITLE
020039085

STATUTORY WARRANTY DEED

THE GRANTOR(S) Edward J. Mangold and Sylvia A. Mangold, Trustees of the Mangold Family Trust dated September 3, 1993

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jane Schy Johnston, an unmarried 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.)

LT 57, VEDERE TERRACE, SKAGIT COUNTY, WASH., VOL. 7, PG 84

Tax Parcel Number(s): P70198 / 4035-000-057-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 29, 2019

Edward J. Mangold and Sylvia A. Mangold, Trustees of the Mangold Family Trust dated September 3, 1993

BY: Edward J. Mangold
Edward J. Mangold
Trustee

BY: Sylvia A. Mangold
Sylvia A. Mangold
Trustee

State of washington
county of Skagit

I certify that I know or have satisfactory evidence that Edward J. Mangold
and Sylvia A. Mangold
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/~~they~~)
signed this instrument, on oath stated that (he/she/~~they~~) was authorized to execute the instrument and
acknowledged it as the Trustees of the Mangold Family Trust, dated September 3, 1993 to be the free
and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 6, 2019

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co
My appointment expires: 9-01-2022

Notary Public
State of Washington
Kathryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P70198 / 4035-000-057-0003

Lot 57, VEDERE TERRACE, SKAGIT COUNTY, WASH, according to the plat thereof, recorded in Volume 7 of Plats, Page 84, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. 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: May 13, 1958
Recording No.: 565190

2. 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 Vedere Terrace, recorded in Volume 7 of Plats, Page 84:

Recording No: 565138

3. 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 Survey:

Recording No: 200608230047

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.