

When recorded return to:
Shelby and Sabrina Martin
3924 East Division Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-3778

Aug 30 2019

Amount Paid \$6270.60
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.: 620039610

CHICAGO TITLE
620039610

STATUTORY WARRANTY DEED

THE GRANTOR(S) David White and Jena White, formerly known as Jena Cruz, 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 Shelby D Martin and Sabrina N Martin, husband and wife

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.)

Ptn. Lt. 14, Edgemoor Estates, Skagit County, WA

Tax Parcel Number(s): P107400

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 28, 2019

DMW
David White

Jena White
Jena White

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that David White and Jena White 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: August 28, 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): P107400

Lot 14, PLAT OF EDMOOR ESTATES, according to the plat thereof, recorded in Volume 16 of Plats, pages 62 through 64, records of Skagit County, Washington.

EXCEPT the Westerly 35.00 feet of Lot 14, Plat of Edgemoor Estates, according to the plat thereof recorded in Volume 16 of Plats, pages 62 through 64, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 **PLAT OF EDMOOR ESTATES:**

Recording No: 9507240083

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 20, 1993
Auditor's No.: 9309200095, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Right-of-way No. 1: Being located as constructed or to be constructed on the North 10 feet.

Right-of-way No. 2: A strip of land 10 feet in width across all lots, tracts, and spaces located within the above described property being parallel with and coincident with the boundaries of all private, public streets, and road rights-of-way.

Right-of-way No. 3: Being located as constructed or to be constructed on the 60-foot proposed roadway.

3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 26, 1994
Auditor's No.: 9408260093, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Right-of-way No. 1: Being located as constructed or to be constructed on the North 10 feet.

Right-of-way No. 2: A strip of land 10 feet in width across all lots, tracts, and spaces located within the above described property being parallel with and coincident with the boundaries of all private, public streets, and road rights-of-way.

Right-of-way No. 3: Being located as constructed or to be constructed on the 60-foot proposed roadway.

4. Agreement, including the terms and conditions thereof; entered into;
By: City of Mount Vernon

EXHIBIT "B"

Exceptions
(continued)

And Between: Jeanne McNeil
Recorded: August 6, 1993
Auditor's No.: 9308060019, records of Skagit County, Washington
Providing: Mitigation payments

5. Covenants, conditions, easements and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
Recorded: February 22, 1996
Auditor's No(s): 9602220056, records of Skagit County, Washington
Executed By: Seapoint Homes G.P.
6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: February 22, 1996
Auditor's No(s): 9602220056, records of Skagit County, Washington
Imposed By: Seapoint Homes G.P.
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by City of Mount Vernon.
9. City, county or local improvement district assessments, if any.
10. Assessments, dues and charges, if any, levied by Edgemoor Estates.