

When recorded return to:

Ashley Gee
232 Avon Avenue
Burlington, WA 98233

STATUTORY WARRANTY DEED

19-2886

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Nancy J. Ellis, as her separate estate, 4700 Beaver Pond Drive North, Mount Vernon, WA 98274,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Ashley Gee, an unmarried woman

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: Lot 8, View Crest Addn to Mount Vernon

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): P54692 & 3765-000-008-0001

Dated: 8-30-19

Nancy J. Ellis
Nancy J. Ellis

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 3836
SEP 04 2019

Amount Paid \$ 9973.00
By 81 Skagit Co. Treasurer Deputy

Statutory Warranty Deed
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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Nancy J. Ellis is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 30 day of August, 2019

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6/23/2021

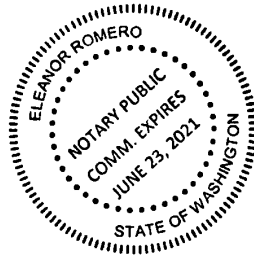


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1730 East Highland Avenue, Mount Vernon, WA 98273
Tax Parcel Number(s): P54692 & 3765-000-008-0001

Property Description:

Lot 8, "VIEW CREST ADDITION," according to the plat recorded in Volume 7 of Plats, page 80, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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EXHIBIT B

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1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named View Crest Addition recorded January 17, 1958 as Auditor's File No. 560797.

2. RESERVATIONS CONTAINED IN DEED

Executed by: W.M. Lindsey and Emma S. Lindsey

Recorded: September 21, 1900

Auditor's No: 34276

As Follows:

Said mineral rights are now vested in Skagit County through foreclosure of delinquent taxes and issuance of tax deed dated December 15, 1920 and recorded December 30, 1920, under Auditor's File No. 146781, in Volume 6 of Mining Claims, page 567.

3. Easement, affecting a portion of subject property for the purpose of The right to lay, maintain, operate, relay and remove at any time, a sewer pipe for the transportation of sewage, and if necessary to erect, maintain, operate and remove said sewer pip, with right of ingress and egress to and from the same, on, over and through a tract of land including terms and provisions thereof granted to City of Mount Vernon recorded November 18, 1988 as Auditor's File No. 8811180017

4. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded March 5, 1991, as Auditor's File No. 9103050065.

5. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded January 4, 1993, as Auditor's File No. 9301040086.

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