

When recorded return to:

Johnston Building Services LLC  
22746 Gunderson Road  
Mount Vernon, WA 98273

# STATUTORY WARRANTY DEED

19-3448  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Lauren Pyatt and ~~Isaac~~ <sup>Isaac</sup> Armstrong, wife and husband; Ashleigh Pyatt, a single woman; Stephanie Pyatt, a single woman; and Deanna Pyatt, a single woman, all remaining heirs and devisees of Stephen Anthony Pyatt, deceased, as their interests appear of record, 8950 Garden Terrace Lane, Sedro-Woolley, WA 98284,

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

BLAKE COOK, A SINGLE MAN

in hand paid, conveys, and warrants to ~~Johnston Building Services LLC, a Washington Limited Liability Company~~ <sup>Isaac</sup>

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: PTN Gov Lot 10, 19-34N-4E

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): P26415 & 340419-0-088-0000

Dated: 11-8-2019

Lauren Pyatt

Isaac Armstrong  
<sup>Isaac</sup>

Ashleigh Pyatt

Stephanie Pyatt

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019-5250  
DEC 03 2019

Amount Paid \$2408.<sup>00</sup>  
Skagit Co. Treasurer  
By Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-3498-MM

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Lauren Pyatt and <sup>Isaac</sup> ~~Isaac~~ Armstrong, are the persons who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 13 day of November, 2019

Mary Miller  
Signature

Notary Public  
Title

My appointment expires: 01.19.2022

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Ashleigh Pyatt 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: 14<sup>th</sup> day of November, 2019

Peggy A. Land  
Signature

Escrow Assistant  
Title

My appointment expires: June 16, 2021



STATE OF WASHINGTON  
COUNTY OF SKAGIT

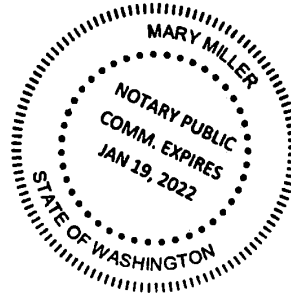
I certify that I know or have satisfactory evidence that Stephanie Pyatt is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 13<sup>th</sup> day of November, 2019

Mary Miller  
Signature

Notary Public  
Title

My appointment expires: 01-19-2022



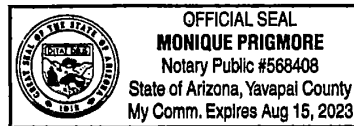
Deanna Pyatt  
Deanna Pyatt

STATE OF Arizona  
COUNTY OF Yavapai

I certify that I know or have satisfactory evidence that Deanna Pyatt 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: 8 day of November, 2019

Monique Prigmore  
Signature  
Notary  
Title



My appointment expires: 8/15/2023

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 509 North Barker Street, Mount Vernon, WA 98273  
Tax Parcel Number(s): P26415 & 340419-0-088-0000

**Property Description:**

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

That portion of Government Lot 10, in Section 19, Township 34 North, Range 4 East, described as follows:

Beginning at a point on the East line of Wall Street as conveyed to the City of Mount Vernon, which is 711 feet North of the Southwest corner of Block 14 of "BEHRENS AND MOODY'S ADDITION TO WEST MOUNT VERNON, SKAGIT COUNTY, WASHINGTON", as per plat thereof recorded in Volume 2 of Plats, page 101, records of Skagit County; thence East, 153.9 feet; thence North 0° 35' East, 5 feet to the true point of beginning of this description; thence East, 155 feet; thence North 0° 35' East, 62.9 feet; thence South 86° West to a point which lies North 0° 35' East from the true point of beginning; thence South 0° 35' West to the true point of beginning.

**EXHIBIT B**

19-3498-MM

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 Boundary for Skagit County Diking District No. 1 recorded November 15, 2018 as Auditor's File No. 201811150066.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".