



201912310047

12/31/2019 10:42 AM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor

When recorded return to:

Graydon N. Osterhout  
12717 Wedgewood Drive  
Burlington, WA 98233

**STATUTORY WARRANTY DEED**

19-3841  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Fred L. Osterhout and Kimberly A. Osterhout, husband and wife, 8428 Garden of Eden Road, Sedro-Woolley, WA 98284,

for and in consideration of ten dollars and other valuable consideration, as part of an IRS 1031 Tax  
**Deferred Exchange**

in hand paid, conveys, and warrants to Graydon N. Osterhout, an unmarried person

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

Lot 10, MILLARD'S ADDITION TO MOUNT VERNON, according to the plat thereof, recorded in Volume 7 of Plats, page 62, records of Skagit County, Washington.

EXCEPT the South 10 feet of the East 85.42 feet thereof.

Situate in Skagit County, Washington.

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): P53504 & 3740-000-010-0007

Dated: 12-30-19

Fred L. Osterhout

Kimberly A. Osterhout

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20195651  
DEC 31 2019

Amount Paid \$ 6413.00  
Skagit Co. Treasurer  
By HB Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-3841-MM

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

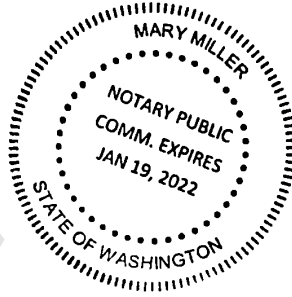
I certify that I know or have satisfactory evidence that Fred L. Osterhout and Kimberly A. Osterhout is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the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

Dated: 30<sup>th</sup> day of December, 2019

Mary Miller  
Signature

Notary Public  
Title

My appointment expires: 01-19-2022



**EXHIBIT B**

19-3841-MM

1. Easement, affecting a portion of subject property for the purpose of Sewer including terms and provisions thereof granted to City of Mount Vernon recorded June 7, 1955 and July 10, 1956 as Auditor's File No. 518987 and 538540

2. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Millard's Addition, Mount Vernon, Washington

Recorded: July 30, 1956

Auditor's No.: 539406

3. 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 Survey for Roy E. Graebener recorded July 5, 2018 as Auditor's File No. 201807050048.

4. Municipal assessments, if any, levied by the City of Mount Vernon. This Company suggests that inquiry be made to the City of Mount Vernon for current assessment status.

Statutory Warranty Deed  
LPB 10-05

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