



202002120021

02/12/2020 10:54 AM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Ron Skorick and Angie Skorick
14206 Leslie Lane
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED

20-4268

THE GRANTOR(S) Lois Coonc, a single woman as her separate estate **GUARDIAN NORTHWEST TITLE CO.**

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

in hand paid, conveys, and warrants to Ron Skorick and Angie Skorick, a married couple

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:

Section 4, Township 33 North, Range 3 East, SW NW (aka Lot 4 SP 97-0028)

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): P15388 & 330304-2-001-0009

Dated: 2-10-20

Lois Coonc
Lois Coonc

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020525
FEB 12 2020

Amount Paid \$ 200.50
Skagit Co. Treasurer
By MJ Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

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

Dated: 10 day of February, 2020

Kim M. Smith
Signature

notary
Title

My appointment expires: 10-6-2020

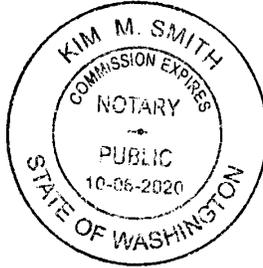


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 14194 Leslie Lane, Mount Vernon, WA 98273
Tax Parcel Number(s): P15388 & 330304-2-001-0009

Property Description:

Lot 4, of Skagit County Short Plat No. 97-0028, approved October 14, 2002, recorded October 14, 2002, under Auditor's File No. 200210140110, records of Skagit County, Washington, being a portion of the South 1/2 of the Northwest 1/4 of Section 4, Township 33 North, Range 3 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under Leslie Lane, as delineated on the face of the Short Plat.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

20-4268-KS

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 Short Plat No. 7-87 recorded June 12, 1989 as Auditor's File No. 8906120012.

2. Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof recorded September 9, 2002 as Auditor's File No. 200209090098.

3. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: October 14, 2002

Recorded: October 14, 2002

Auditor's No.: 200210140111

Affects: Leslie Lane

4. PROTECTIVE COVENANTS, AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: October 9, 2002

Recorded: October 14, 2002

Auditor's No.: 200210140112

Executed By: Lois K. Coonc

5. 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 Short Plat No. 97-0028 recorded October 14, 2002 as Auditor's File No. 200210140110.

6. Regulatory notice/agreement regarding Protected Critical Area Agreement that may include covenants, conditions and restrictions affecting the subject property, recorded October 14, 2002 as Auditor's File No. 200210140113 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Statutory Warranty Deed
LPB 10-05

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