

When recorded return to:

Paul M. Gurries
2864 Ponderosa Way
Santa Clara, CA 95051SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-1514
Apr 30 2020
Amount Paid \$6003.40
Skagit County Treasurer
By Marissa Guerrero Deputy**STATUTORY WARRANTY DEED**

GNW 20-5036

THE GRANTOR(S) Boyd M. Norton, pursuant to Revocable Transfer on Death Deed recorded November 30, 2016, under Auditor's File No. 201611300088., 914 South 18th Street, Mount Vernon, WA 98274,

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

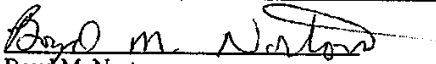
in hand paid, conveys, and warrants to Paul M. Gurries, an unmarried person

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 27, PLAT OF SKAGIT ORCHARDS

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): P118369

Dated: 4-27-2020
Boyd M. NortonStatutory Warranty Deed
LPB 10-05

Order No.: 20-5036-KH

Page 1 of 5

STATE OF WASHINGTON
COUNTY OF SKAGIT

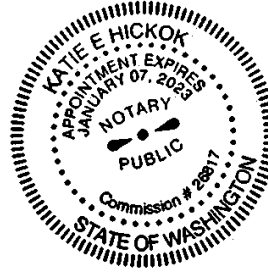
I certify that I know or have satisfactory evidence that Boyd M. Norton is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 27th day of April, 2020

Signature

Title

My appointment expires: 1/23



Statutory Warranty Deed
LPB 10-05

Order No.: 20-5036-KH

Page 2 of 5

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 205 North 30th Street, Mount Vernon, WA 98273
Tax Parcel Number(s): P118369

Property Description:

Lot 27, "PLAT OF SKAGIT ORCHARDS", according to the plat thereof recorded under Auditor's File No. 200109240161, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-5036-KH

Page 3 of 5

EXHIBIT B

20-5036-KH

1. RESERVATIONS CONTAINED IN INSTRUMENT:

Executed By: Gene O. Higgins and Carolyn J. Higgins, husband and wife, and City of Mount Vernon

Recorded: December 7, 2000

Auditor's No: 200012070054

Regarding: Easement for Storm Water and Sanitary Sewer lines

2. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Skagit County Hearing Examiner

Recorded: January 26, 2001

Auditor's No: 200101260088

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.

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:

Plat/Subdivision Name: Skagit Orchards

Recorded: September 24, 2001

Auditor's No: 200109240161

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".

4. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: March 6, 2002

Recorded: March 12, 2002

Auditor's No: 200203120075

Executed by: Windward Consulting, L.L.C.

5. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: January 26, 2001

Auditor's No.: 200101260088

Regarding: Preliminary plat approval

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said Statutory Warranty Deed

LPB 10-05

Order No.: 20-5036-KH

Page 4 of 5

notice/agreement may have changed or may in the future change without recorded notice.

6. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded December 16, 2002 as Auditor's File No. 200212160241 .

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.