

When recorded return to:

Bruce D. Berglin and Doneda E. Berglin
17441 Lake Terrace Place
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2087

Jun 12 2020

Amount Paid \$1605.00
Skagit County Treasurer
By Bridget Ibarra Deputy

STATUTORY WARRANTY DEED GNW 20-5978

THE GRANTOR(S) Mark Higgins, as his separate estate and Nadya Smith, wife of Mark Higgins, PO Box 57, Darrington, WA 98241,

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

in hand paid, conveys, and warrants to Bruce D. Berglin and Doneda E. Berglin, 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: Property 1:

Lot 1 MVBSP 02-001 portion of SW 1/4 of Sec. 17, Twp. 3N., R. 4 E., WM.

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): P121636

Dated: 6-11-2020

Mark Higgins by Nadya Smith POA
Mark Higgins by Nadya Smith, Attorney-in-Fact

Nadya Smith
Nadya Smith

Statutory Warranty Deed
LPB 10-05

Order No.: 20-5978-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

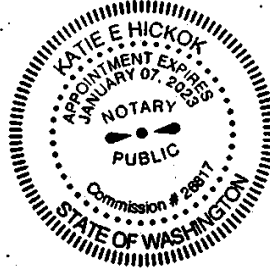
I certify that I know or have satisfactory evidence that Nadya Smith is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 11th day of June, 2020

[Signature]
Signature

Notary
Title

My appointment expires: 1-7-23



Statutory Warranty Deed
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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1500 Leigh Way, Mount Vernon, WA 98273
Tax Parcel Number(s): P121636

Property Description:

Lot 1 of Binding Site Plan No. MV-BSP-02-001, approved May 11, 2004, recorded May 26, 2004, under Skagit
County Auditor's
File No. 200405260057, being a portion of the Southwest $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East,
W.M.

Statutory Warranty Deed
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EXHIBIT B

20-5978-KH

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. Easement, affecting a portion of subject property for the purpose of sewer lines including terms and provisions thereof granted to City of Mount Vernon recorded June 26, 1958 as Auditor's File No. 567039.

Said Easement rights appear to lie within Roosevelt Avenue along the South line of the subject.

11. Agreement, affecting subject property, regarding deference of improvements in exchange for future improvements, and/or, support for a L.I.D. and the terms and provisions thereof between Ellie Leigh and City of Mount Vernon (by implication), recorded April 26, 1984 as Auditor's File No. 8404260019.

Statutory Warranty Deed
LPB 10-05

12. 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 Mount Vernon Short Plat No. MV-4-84 recorded April 20, 1984 as Auditor's File No. 8404200015..

13. Easement, affecting a portion of subject property for the purpose of matters pertaining to a drainage system including terms and provisions thereof granted to James M. Scott, et ux, recorded April 12, 1994 as Auditor's File No. 9404120131.

Said easement was modified and some rights eliminated and others added pursuant to document recorded as Auditor's File No. 200405070080.

14. 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 February 12, 2001, as Auditor's File No. 200102120127.

15. 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 MV-BSP-02-001 recorded May 26, 2004 as Auditor's File No. 200405260057.