

When recorded return to:
Graydon J. Gipson
715 Lilac Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2289

Jun 25 2020

Amount Paid \$7205.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620041401

CHICAGO TITLE
620041401

STATUTORY WARRANTY DEED

THE GRANTOR(S) Roar L. Irgens and Barbara A. Irgens, Trustees of the Roar L. Irgens and Barbara A. Irgens Trust Dated January 26, 1995

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Graydon J. Gipson and Gerrie L. Counsellor, unmarried persons

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

LOT 28, "PLAT OF HILLTOP HAVEN DIV. NO. III", AS PER FLAT RECORDED IN VOLUME 14 OF PLATS, PAGES 78 AND 79, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P83644 / 4512-000-028-0001

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: June 22, 2020

Roar L. Irgens and Barbara A. Irgens, Trustees of the Roar L. Irgens and Barbara A. Irgens Trust
Dated January 26, 1995

BY: Roar L. Irgens
Roar L. Irgens
Trustee

BY: Barbara A. Irgens
Barbara A. Irgens
Trustee

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Roar L. Irgens and Barbara A. Irgens are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Trustee and Trustee, respectively, of Roar L. Irgens and Barbara A. Irgens, Trustees of the Roar L. Irgens and Barbara A. Irgens Trust Dated January 26, 1995 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6-22-2020
Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

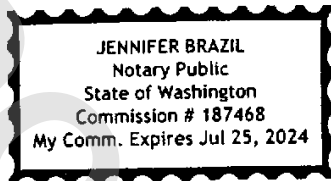


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on HILLTOP HAVEN DIVISION NUMBER III:

Recording No: 8907140039

2. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: July 14, 1989

Recording No.: 8907140041

3. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,

Recording Date: September 6, 2018

Recording No.: 201809060133

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by Mount Vernon.
6. City, county or local improvement district assessments, if any.