

When recorded return to:
Philip James Johnson and Alyssa Marie Powell
300 N 21st ST
Mount Vernon, WA 98273

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 2020-2583

Jul 13 2020

Amount Paid \$6245.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 620043111

CHICAGO TITLE
620043111

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jose Torres and Cecilia Torres, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Philip James Johnson and Alyssa Marie Powell, a married couple

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

THE NORTH 1/2 OF LOT 3, "VIEW CREST ADDITION, MOUNT VERNON, WASHINGTON" AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 80, 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): P54686 / 3765-000-003-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 2, 2020

[Signature]
Jose Torres
[Signature]
Cecilia Torres

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that

Jose Torres Cecilia Torres
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: July 8, 2020

[Signature]
Name: Scott A. Sawyer
Notary Public in and for the State of WA
Residing at: Everett
My appointment expires: 11/30/2020

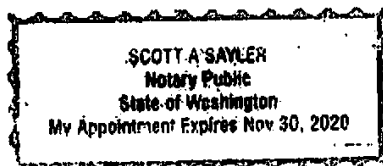


EXHIBIT "A"**Exceptions**

1. Exceptions and reservations as contained in instrument

Recording Date: September 21, 1900
Recording No.: 34276

2. 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 Plat of View Crest Addition:

Recording No: 560797

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