

When recorded return to:

Gerry Bob Cunningham and Myldred Marie
Cunnington
1505 Skagit St
Mount Vernon, WA 98274

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043357

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2746

Jul 23 2020

Amount Paid \$7445.00

Skagit County Treasurer
By Heather Beauvais Deputy

CHICAGO TITLE
620043357
STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert A. Toombs and Dorcas Toombs, 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 Gerry Bob Cunningham and Myldred Marie Cunningham, husband
and wife

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

TRACT 20 AND THE WEST 30 FEET OF TRACT 21, SKAGIT ADDITION TO MOUNT VERNON,
AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 48, RECORDS OF SKAGIT
COUNTY, WASHINGTON. ;

EXCEPT THE NORTH 35.4 FEET OF SAID TRACT 20

AND EXCEPT THE NORTH 35.4 FEET OF SAID TRACT 21.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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


Tax Parcel Number(s): P54255 /3756-000-021-0005


Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 15, 2020

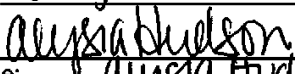

Robert A. Toombs


Dorcas Toombs

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Robert A. Toombs and Dorcas Toombs are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 20, 2020


Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03.01.2024

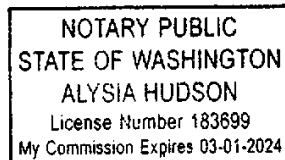


EXHIBIT "A"
Exceptions

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 Plat of Skagit to Mount Vernon, recorded in Volume 5 of Plats, Page 48:

Recording No: 395135

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