

## AFTER RECORDING MAIL TO:

Anne Dykstra  
107 W Section Street  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2770

Jul 24 2020

Amount Paid \$3525.00

Skagit County Treasurer  
By Marissa Guerrero Deputy

## STATUTORY WARRANTY DEED

Escrow No. 20060139LC

Title Order No. 620043282

CHICAGO TITLE

620043282

THE GRANTOR(S) Geoffrey B Jones, an unmarried person

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys, and warrants to Anne Dykstra, *a single woman*

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

See EXHIBIT A for full legal description.

Abbreviated Legal: (Required is full legal not inserted above) Ptn. 14 & 15, Block 2. Moodys Add to Mount Vernon

Tax Parcel Number(s): P53713/2742-002-015-0006

Subject to: All easements, restrictions, reservations, conditions, covenants and agreements of record, if any.

Dated: July 21, 2020

*Geoffrey B. Jones*  
Geoffrey B Jones

STATE OF Washington

) ss.

COUNTY OF *Skagit*

I certify that I know or have satisfactory evidence that Geoffrey B Jones is the person who appeared before me, and said person 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 22, 2020*

*Alysia Hudson*  
Printed: *Alysia Hudson*  
Notary Public in and for the State of Washington  
residing at: *Arundton*  
My Commission Expires: *03.01.2024*

NOTARY PUBLIC  
STATE OF WASHINGTON  
ALYSIA HUDSON  
License Number 183699  
My Commission Expires 03-01-2024

**EXHIBIT "A"**  
Legal Description

A portion of Lots 14 and 15, Block 2, "MOODY'S ADDITION TO THE TOWN OF MT. VERNON," as per plat recorded in Volume 2 of Plats, page 106, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of Lot 15;  
thence South along the West line of said Lot to a point 42 feet South of the North line of said Lot;  
thence East parallel with the North line of said Lot 34.68 feet;  
thence North 03°55'42" East, 8.43 feet;  
thence East parallel with the North line of said Lot, 13.76 feet;  
thence North parallel with the West line of said Lot, 33.59 feet to the North line of said Lot 14;  
thence West along the North line of said Lot, 49 feet to the point of beginning;

TOGETHER WITH an easement for utilities as they exist over and across the following described property:

The West 6.75 feet, less the North 42 feet of Lot 14; Lot 15, less the North 42 feet; and the East 1/4 of Lot 16; all in Block 2, "MOODY'S ADDITION TO THE TOWN OF MT. VERNON," as per plat recorded in Volume 2 of Plats, page 106, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

**END OF SCHEDULE A**