

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2803

Jul 27 2020

Amount Paid \$2178.57

Skagit County Treasurer

By Bridget Ibarra Deputy

When recorded return to:

Kimberlei C. Rawson  
17682 Tiffany Way  
Mount Vernon, WA 98274

GNW 20-5880

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Bennie W. Rawson, as his separate estate, \_\_\_\_\_,


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

in hand paid, conveys, and warrants to Kimberlei C. Rawson, an unmarried woman

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 2, LITTLE MOUNTAIN ESTATES, DIV. 1This 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): P83692

Dated: 7-24-2020  
Bennie W. Rawson

STATE OF WASHINGTON  
COUNTY OF SKAGIT

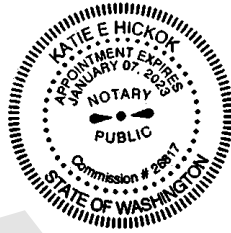
I certify that I know or have satisfactory evidence that Bennie W. Rawson is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 27<sup>th</sup> day of July, 2020

  
Signature

Notary  
Title

My appointment expires: 1-7-23



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 17682 Tiffany Way, Mount Vernon, WA 98274  
Tax Parcel Number(s): P83692

**Property Description:**

Lot 2, PLAT OF LITTLE MOUNTAIN ESTATES, DIVISION NO. 1, according to the plat thereof, recorded in Volume 14 of Plats, page 86, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**EXHIBIT B**  
20-5880-KH

1. 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 on January 18, 1963 and recorded June 23, 1963, as Auditor's File No. 631226.

2. 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 Little Mountain Estates Division No. 1, recorded September 7, 1989, as Auditor's File No. 8909070007.

3. 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 on July 28, 1989 and recorded August 17, 1989, as Auditor's File No. 8908170075.

4. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Howard P. Smiley and V. Ruth Smiley, dated August 28, 1989, recorded September 7, 1989, as Auditor's File No. 8909070008.

5. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Howard P. Smiley, recorded October 4, 1991, as Auditor's File No. 9110040001.

Above covenants, conditions and restrictions were amended and recorded October 3, 2001 as Auditor's File No. 200110030091.

6. Easement and provisions contained therein as created or disclosed instrument in favor of The Estate of Maude E. Crumrine, deceased, recorded March 6, 1975 as Auditor's File No. 814244.

The North 15 feet of the West 17.5 feet of that portion of the subject property adjoining the Northeast corner of that certain tract conveyed to Kenneth Slater and Betty Slater, husband and wife, by Deed recorded December 11, 1985, under Auditor's No. 8512110010.

7. Regulatory notice/agreement regarding Sewage system that may include covenants, conditions and restrictions affecting the subject property, recorded April 12, 1993 as Auditor's File No. 9304120012.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.