

When recorded return to:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3068

Aug 12 2020

Ian Miranda and Hannah Loc
412 Rose Court
Mount Vernon, WA 98273

Amount Paid \$8004.20
Skagit County Treasurer
By Bridget Ibarra Deputy

STATUTORY WARRANTY DEED

GNW 20-5481

THE GRANTOR(S) Kyle R. Vogt, as his separate estate, and Lauryn Vogt, wife of Kyle R. Vogt, as to any interest,
for and in consideration of ten dollars and other valuable consideration
in hand paid, conveys, and warrants to Ian Miranda and Hannah Looney, a married couple
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 22, HILLTOP HAVEN DIV. NO. III

This 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): P83637

Dated: 8/12/20



Kyle R. Vogt



Lauryn Vogt

Statutory Warranty Deed
LPB 10-05

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STATE OF WASHINGTON
COUNTY OF SKAGIT

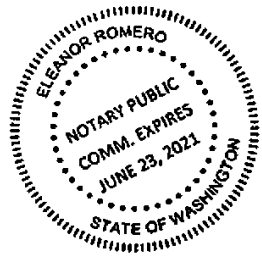
I certify that I know or have satisfactory evidence that Kyle R. Vogt and Lauryn Vogt is the person who appeared before me, and said person acknowledged that ~~he~~ ^{she} signed this instrument and acknowledged it to be ~~his~~ ^{her} free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 12th day of August, 2020

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6/23/2021



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 412 Rose Court, Mount Vernon, WA 98273

Tax Parcel Number(s): P83637

Property Description:

Lot 22, "PLAT OF HILLTOP HAVEN DIV. NO. III," as per plat recorded in Volume 14 of Plats, pages 78 and 79, records of Skagit County, Washington.

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

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EXHIBIT B
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1. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Hilltop Haven Div. No. III
Recorded: July 14, 1989
Auditor's No: 8907140039

2. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: May 21, 1989
Recorded: July 14, 1989
Auditor's No.: 8907140041

Executed By: MVC Investors

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Recorded: May 18, 1992
Auditor's No.: 9205180008

3. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND PROVISIONS THEREOF:

Between: City of Mount Vernon
And: Gunnar Pederson
Dated: October 2, 1990
Recorded: October 4, 1990
Auditor's No.: 9010040053

4. Municipal assessments, if any, levied by the City of Mount Vernon. This Company suggests that inquiry be made to the City of Mount Vernon for current assessment status.

As a courtesy we believe the following email address for this City is:

Mount Vernon mvutilities@mountvernonva.gov

Statutory Warranty Deed
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