

When recorded return to:
Jean M. Gruver
18161 McLean Road
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

Escrow No.: 620043346

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3090

Aug 14 2020

Amount Paid \$14680.00
Skagit County Treasurer
By Bridget Ibarra Deputy

CHICAGO TITLE
620043346
STATUTORY WARRANTY DEED

THE GRANTOR(S) Brooke Ann Kennaugh, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jean M. Gruver, an unmarried person

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

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

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

Ptn. G.L. 2, 19-34-4E, W.M. and Lot A, Skagit County Short Plat No. 65-76

Tax Parcel Number(s): P26309 / 340419-0-005-0000, P26310 / 340419-0-005-0109

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 7, 2020

Brooke Ann Kennaugh
Brooke Ann Kennaugh

State of WASHINGTON
County of SKAGIT

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

Dated: 08/12/2020

Tracey M. Brown
Name: Tracey M. Brown
Notary Public in and for the State of WA
Residing at: Cameron Island
My appointment expires: 07/23/2023

NOTARY PUBLIC STATE OF WASHINGTON TRACEY M. BROWN License Number 179729 My Commission Expires 07-23-2023
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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P26309 / 340419-0-005-0000 and P26310 / 340419-0-005-0109

PARCEL "A":

That portion of Government Lot 2, Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 258 feet West of the Southeast corner of said Government Lot 2; thence North 323.9 feet;
thence West 405.2 feet;
thence South 326.5 feet;
thence East 402.4 feet to the point of beginning;

EXCEPT the South 30 feet thereof;

ALSO EXCEPT Tract "A" of Short Plat No. 65-76, located in Section 19, Township 34 North, Range 4 East, W.M., approved November 5, 1976 and recorded in Volume 1 of Short Plats, page 193 under Auditor's File No. 845573, records of Skagit County, Washington;

AND ALSO EXCEPT that portion, if any, lying North of the South line of "MOORE'S SUBURBAN TRACTS", as per plat recorded in Volume 5 of Plats, page 32, records of Skagit County, Washington and lying North of the South line of said Plat produced West;

AND ALSO EXCEPT that portion, if any, lying within the West 660 feet of said Government Lot 2.

Situated in Skagit County, Washington.

PARCEL "B":

Tract "A" of Skagit County Short Plat No. 65-76, approved November 5, 1976, and recorded in Volume 1 of Short Plats, page 193, as Auditor's File No. 845573, records of Skagit County, Washington; being a portion of Government Lot 2 in Section 19, Township 34 North, Range 4 East, W.M.

Situated in Skagit County, Washington.

EXHIBIT "B"**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 Skagit County Short Plat No. 65-76:

Recording No: 845573
2. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,

Recording Date: September 23, 2016
Recording No.: 201609230109
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.