

When recorded return to:
Levi Benoit and Katelin Benoit
24303 Lee Road
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.: 620043571

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3118

Aug 14 2020

Amount Paid \$6189.00

Skagit County Treasurer

By Heather Beauvais Deputy

CHICAGO TITLE
620043571
STATUTORY WARRANTY DEED

THE GRANTOR(S) Sky S. Bryner and Anita M. Perez-Bryner, who acquired title as Anita M. Perez, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Levi Benoit and Katelin Benoit, a married couple

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

LOT 16, 17 AND 18, BLOCK 29, PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.
EXCEPT THE NORTHWESTERLY 30 FEET OF SAID LOT 16.

(ALSO KNOWN AS TRACT F OF SURVEY RECORDED APRIL 17, 2000 UNDER AUDITOR'S FILE NO. 200004170117.)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P74637/ 4135-029-018-0009

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 6, 2020

Sky S. Bryner
Sky S. Bryner

Anita M. Perez-Bryner
Anita M. Perez-Bryner

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Sky S. Bryner and Anita M. Perez-Bryner 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: 8/13/2020
Deborah K. Flick
Name: Deborah K. Flick
Notary Public in and for the State of WA
Residing at: Bellevue
My appointment expires: 8/19/2020



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 the Town of Montborne:

Recording No: Volume 2, Page 80

2. 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 survey:

Recording No: 200004170117

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: transmission, distribution and sale of electricity
Recording Date: October 26, 1999
Recording No.: 199910260024
Affects: as described in said instrument

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.