

When recorded return to:
Kevin James Sager
2715 Iroquois Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3258

Aug 21 2020

Amount Paid \$5605.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020043254

Escrow No.: 620043254

STATUTORY WARRANTY DEED

THE GRANTOR(S) Roger A Valentine, personal representative of the estate of Marilyn L Valentine,
Deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Kevin James Sager, a single person and Nina Ricci Ausan
Gabona, a single 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.)

THE N 100 FT OF TRCT 51 AND THE S 25 FT OF TRCT 50, FOREST ESTATES

Tax Parcel Number(s): P65467 / 3914-000-051-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 17, 2020

Roger A Valentine, personal representative of the estate of Marilyn L Valentine, Deceased

BY: *Roger Valentine*Roger Valentine
Personal RepresentativeState of WACounty of SkagitI certify that I know or have satisfactory evidence that Roger Valentine

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of Marilyn L Valentine to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

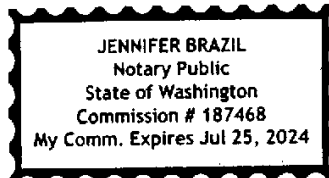
Dated: 8-19-2020*Jennifer Brazil*
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P65467 / 3914-000-051-0007

THE NORTH 100 FEET OF TRACT 51 AND THE SOUTH 25 FEET OF TRACT 50, FOREST ESTATES, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 53 AND 54, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF 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 Forest Estates, recorded in Volume 8 of Plats, Pages 53 and 54:

Recording No: 639226

2. Covenants, conditions and restrictions 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 in the document

Recording Date: August 6, 1963
Recording No: 639291

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 10, 1969
Recording No.: 724056

3. The Terms, Conditions and Reservations as disclosed in "Ordinance No. 2418":

Recording Date: December 6, 1990
Recording No.: 9012060016

4. The Terms, Conditions and Reservations as disclosed in "Ordinance No. 2425":

Recording Date: March 4, 1991
Recording No.: 9103040091

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

6. Assessments, if any, levied by City of Mount Vernon.

EXHIBIT "B"
Exceptions
(continued)

7. City, county or local improvement district assessments, if any.