

When recorded return to:

Gregory Powell and Michelle A. Powell
16684 Britt Rd.
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3508

Sep 04 2020

Amount Paid \$2565.00
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

GNW 20-7273

THE GRANTOR(S) Rita L. Swanberg, as her separate estate, 1201 South 10th Street, Mount Vernon, WA 98274,

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

in hand paid, conveys, and warrants to Gregory Powell and Michelle A. Powell, 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:
Tract B, HAROLD SWANBERG'S TRACTS

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): P69961

Dated: Sept. 3, 2020

Rita L. Swanberg
Rita L. Swanberg

Statutory Warranty Deed
LPB 10-05

Order No.: 20-7273-TJ

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STATE OF WASHINGTON
COUNTY OF SKAGIT

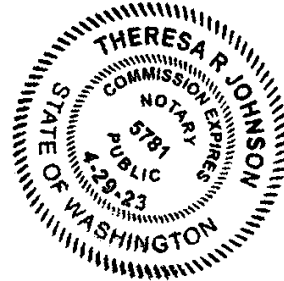
I certify that I know or have satisfactory evidence that Rita L. Swanberg is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 3rd day of September, 2020

Theresa R Johnson
Signature

Notary
Title

My appointment expires: 4-29-23



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 16534 South Wall Street, Mount Vernon, WA 98273
Tax Parcel Number(s): P69961

Property Description:

Tract B, ASSESSOR'S PLAT OF HAROLD SWANBERG'S TRACTS, as per plat recorded in Volume 9 of Plats, page 27, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

20-7273-TJ

1. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, CREED, OR NATIONAL ORIGIN, CONTAINED INSTRUMENT:

From: Harold and Esther Swanberg

Recorded: January 15, 1957

Auditor's No.: 546452

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: January 15, 1957

Recorded: March 12, 1959

Auditor's No.: 577668

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 ASSESSOR'S PLAT OF HAROLD SWANBERG'S TRACTS recorded August 2, ,1966 as Auditor's File No. 686198.