

**When recorded return to:**  
Kylan C. Childers  
16 Southern Ct  
Bellingham, WA 98229

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-4082  
Oct 06 2020  
Amount Paid \$2157.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620043147

**CHICAGO TITLE**  
020043147

### **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Reta M. Stephenson, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Kylan C. Childers, an unmarried ~~person~~ Man

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 Lts 6-7, Block 23, West Addition to Clear Lake aka Parcel C BLA 200710300026

Tax Parcel Number(s): P127658/ 4144-023-009-0300

Subject to:

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

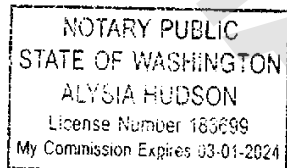
**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 2, 2020

Reta M. Stephenson  
Reta M. Stephenson

State of WASHINGTON  
County of SKAGIT

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

Dated: 10.05.2020

Alysia Hudson  
Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 03.01.2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P127658/ 4144-023-009-0300**

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Those portions of Lots 6 and 7, Block 23, and vacated Birch Avenue, and vacated Bandy Street of the Plat of "WEST ADDITION, CLEAR LAKE, WASH.," as per plat recorded in Volume 4 of Plats, page 32, records of Skagit County, Washington, described as follows:

Beginning at the intersection of the North line of vacated Bandy Street with the centerline of vacated Birch Avenue;  
thence North 89°37'18" East along the North line of vacated Bandy Street, a distance of 251.69 feet;  
thence South 00°20'14" West, a distance of 189.90 feet to the North line of the South 15.00 feet of said Lot 7;  
thence North 89°46'43" West along the North line of the South 15.00 feet of Lots 6 and 7 and its extension, a distance of 251.13 feet to the centerline of vacated Birch Avenue;  
thence North 00°10'23" East along said centerline, a distance of 187.26 feet to the point of beginning of this description.

(Also known as Parcel "C", Survey No. 200710300026.)

Together with an easement for ingress, egress and utilities over, across and through a portion of Lots 3, 4, 7 and 8 in Block 23 of said Plat of West Addition Clear Lake, Washington, described as follows:

Beginning at the Southwest corner of said Lot 3;  
thence South 89°51'31" East along the South line of said Lot 3, a distance of 0.95 feet;  
thence North 00°20'14" East, a distance of 142.78 feet to the point of curvature of a curve to the right having a radius of 35.00 feet;  
thence Northeasterly along said curve through a central angle of 89°53'03", and an arc distance of 54.91 feet;  
thence North 00°13'17" East a distance of 20.00 feet to the North line of the South 25.00 feet of said Lot 8;  
thence North 89°46'43" West parallel with the South line of said Lot 8 and said Lot 7, a distance of 90.00 feet;  
thence South 00°13'17" West, a distance of 20.00 feet to a non tangent curve concave to the Southwest having a radius of 35.00 feet;  
thence Southeast along said curve through a central angle of 90°06'57", an arc distance of 55.05 feet;  
thence South 00°20'14" West, a distance of 142.67 feet to the North line of Pringle Street;  
thence South 89°51'31" West along the North line of Pringle Street, a distance of 19.05 feet to the point of beginning of this description.

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 WEST ADDITION, CLEAR LAKE, WASH:

Recording No: 162960

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
 Recorded: June 2, 1977  
 Auditor's No(s): 857432, records of Skagit County, Washington  
 In favor of: Skagit County, a municipal corporation  
 For: A drainage ditch  
 Affects: The West 10 feet of the East 20 feet of that portion of vacated Birch Avenue as shown on the Plat of West Addition Clear Lake, Washington, recorded in Volume 4 of Plats, at page 32, records of Skagit County, Washington, lying between the North line of Pringle Street and the North line of vacated Bandy Street.

Also, a 20 foot strip of land over and across that portion of the Northeast Quarter of the Southwest Quarter of Section 1, Township 34 North, Range 4 East of the Willamette Meridian, lying between the North line of vacated Bandy Street, as shown on the plat of Clear Lake, recorded in Volume 4 of Plats, page 23, records of Skagit County, Washington and the Southerly right-of-way of the Mud Lake Road No. 7860, the centerline of said strip being the centerline of vacated Birch Avenue, of the said Plat of West Addition Clear Lake, Washington, projected North to the said Mud Lake Road.

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
 Recorded: May 30, 1978  
 Auditor's No(s): 880416, records of Skagit County, Washington  
 In favor of: Paul E. Taylor and Barbara Ann Taylor, husband and wife  
 For: Water utilities  
 Affects: Said premises and other property
4. Terms, conditions, and restrictions of that instrument entitled Mound Fill System Installation Conditional Agreement;  
 Recorded: June 22, 1989  
 Auditor's No(s): 8906220007, records of Skagit County, Washington
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
 Recorded: April 6, 2004  
 Auditor's No(s): 200404060023, records of Skagit County, Washington  
 In favor of: Public Utility District No. 1 of Skagit County  
 For: PUD Utility Easement  
 Affects: Said premises and other property

**EXHIBIT "B"****Exceptions  
(continued)**

6. 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 Boundary Line Adjustment:

Recording No: 200710300026

7. Skagit County Planning & Development Services Plat Lot Of Record Certification

File No. PL07-0780  
Recording Date: November 5, 2007  
Recording No.: 200711050144

8. 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: March 18, 2009  
Recording No.: 200903180105

Said instrument also contains road maintenance verbiage.

9. Public and private easements, if any, over vacated portion of said premises.
10. City, county or local improvement district assessments, if any.