

When recorded return to:

Steven Riley and Christina Riley
1418 West Street
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED GNW 20-7210

THE GRANTOR(S) Juan Vargas, as his separate estate, 2730 Iroquois Drive, Mount Vernon, WA 98273,

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

in hand paid, conveys, and warrants to Steven Riley and Christina Riley, a married couple

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

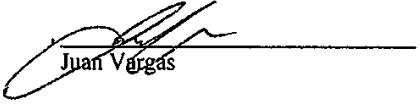
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lots 7, 8 and Ptn. of Lot 9, Block 23, Southern Addn. to Mt. Vernon

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): P29156/340430-0-295-0202

Dated: 10-12-2020


Juan Vargas

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4197

Oct 13 2020

Amount Paid \$5685.00

Skagit County Treasurer

By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 20-7210-KH

Page 1 of 4

STATE OF WASHINGTON
COUNTY OF SKAGIT

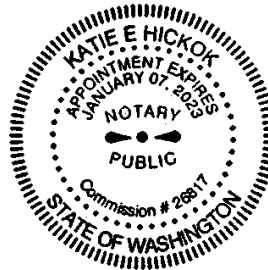
I certify that I know or have satisfactory evidence that Juan Vargas is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 12th day of October, 2020


Signature

Notary
Title

My appointment expires: 1-7-23



Statutory Warranty Deed
LPB 10-05

Order No.: 20-7210-KH

Page 2 of 4

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1418 West Street, Mount Vernon, WA 98273

Tax Parcel Number(s):

Property Description:

Lots 7, 8 and the North 7 feet of Lot 9 in vacated Block 23, "PLAT OF THE SOUTHERN ADDITION TO MOUNT VERNON", as per plat recorded in Volume 2 of Plats, page 110, records of Skagit County, Washington.

TOGETHER WITH that portion of the vacated alley adjacent to said lots which has reverted by operation of law.

Situated in Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-7210-KH

Page 3 of 4

EXHIBIT B

20-7210-KH

1. 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 Robert G. Noel Property Survey recorded June 24, 1986 as Auditor's File No. 8606240042.
2. Private rights of access and utilities, if any, over vacated streets lying within the subject property.
3. Provisions and matters regarding a boundary line adjustment set forth on document recorded under Auditor's File No. 8712230041.
4. 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 Survey recorded February 13, 2019 as Auditor's File No. 201902130018.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-7210-KH

Page 4 of 4