

When recorded return to:

Juan Beltran-Rogel and Isabel Cano De Beltran
1021 South 21st Street
Mount Vernon, WA 98274

STATUTORY WARRANTY DEED

GNW 20-7386

THE GRANTOR(S) Bonnie J. Horton, also shown of record as Bonnie J. Hoover, as her separate estate, 1021 South 21st Street
Mount Vernon, WA 98274,

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

in hand paid, conveys, and warrants to Juan Beltran-Rogel and Isabel Cano De Beltran, 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:
Lot 18, Block 2, Albert Balch's Wedgwood

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): P54746

Dated: 10-16-2020

Bonnie J. Horton
Bonnie J. Horton

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4306

Oct 19 2020

Amount Paid \$5229.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 20-7386-KH

Page 1 of 4

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Bonnie J. Horton 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: 16 day of October, 2020

Doug Clark
Signature

Notary Public
Title

My appointment expires: 12-15-21

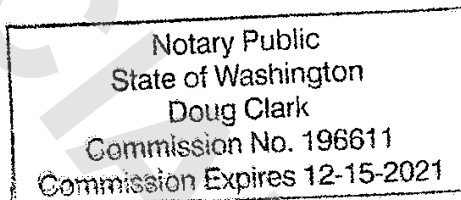


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1021 South 21st Street, Mount Vernon, WA 98274
Tax Parcel Number(s): P54746

Property Description:

Lot 18, Block 2, "Albert Balch's Wedgwood, An Addition To Mount Vernon, WN.", as per plat recorded in Volume 7 of Plats, page 24, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-7386-KH

Page 3 of 4

EXHIBIT B

20-7386-KH

1. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: February 3, 1955

Recorded: February 3, 1955

Auditor's No.: 512718

2. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Sewer pipe with right to enter said premises for repair and renewal

In Favor Of: City of Mount Vernon

Auditor's No: 512247

3. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Electric transmission line

In Favor Of: Puget Sound Power & Light Company

Recorded: September 3, 1971

Auditor's No.:

Affects: 757660

Blocks 1 and 2

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 Albert Balch's Wedgwood recorded October 11, 1954 as Auditor's File No. 507780.