

POOR ORIGINAL

When recorded return to:

Robert F. Haglund, Jr.
2205 Jasmine Place
Mount Vernon, WA 98273

GNW 20-7720

STATUTORY WARRANTY DEED

THE GRANTOR(S) John Bond and Martha Bond, husband and wife, 4519 Woodland Circle, Oak Harbor, WA 98277,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Robert F. Haglund, Jr., an unmarried person

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 16, JASMINE PLACE

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): P118974

Dated: October 28, 2020

* John Bond John Bond
John Bond
Martha Bond Martha Bond
Martha Bond

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4505
Oct 29 2020
Amount Paid \$5549.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 20-7720-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

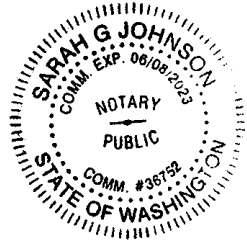
I certify that I know or have satisfactory evidence that John Bond and Martha Bond is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 28th day of October, 2020

Sarah G. Johnson
Signature

Notary
Title

My appointment expires: 6-8-23



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 2205 Jasmine Place, Mount Vernon, WA 98273
Tax Parcel Number(s): P118974

Property Description:

Lot 16, "JASMINE PLACE", as per plat recorded February 28, 2002 under Skagit County Auditor's File No. 200202280026.

EXHIBIT B
20-7720-KH

1. RESERVATIONS CONTAINED IN DEED

Executed by: W.M. Lindsey and Emma S. Lindsey, his wife
Recorded: August 17, 1900
Auditor's No: 34055

As Follows: All coal and other minerals are reserved and excepted from this conveyance

2. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors recorded March 5, 1991, as Auditor's File No. 9103050066.

3. Easement, affecting a portion of subject property for the purpose of sidewalk access including terms and provisions thereof granted to City of Mount Vernon, recorded August 24, 2001 as Auditor's File No. 200108240008

4. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors recorded September 6, 2001, as Auditor's File No. 200109060034.

5. 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 Jasmine Place recorded February 28, 2002 as Auditor's File No. 200202280026.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

6. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Northern Reign Development Company, LLC, affecting lots 17-21, dated December 12, 2001, recorded December 24, 2001 as Auditor's File No. 200112240134.

7. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Northern Reign Development Company, LLC, affecting lots 15-16, recorded February 28, 2002 as Auditor's File No. 200202280025.

Statutory Warranty Deed
LPB 10-05

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