

When recorded return to:

Lyndsey Hufford and Ryan Hufford  
407 South 27th Street  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4507  
Oct 29 2020  
Amount Paid \$5227.40  
Skagit County Treasurer  
By Marissa Guerrero Deputy

GNW 20-7820

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Genoveva A. Aguilar, who acquired title as Genoveva A. Hernandez, as her separate estate,  
1715 South 7th Street, Mount Vernon, WA 98273,

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

in hand paid, conveys, and warrants to Lyndsey Hufford and Ryan Hufford, 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 14, PARTINGTON PLACE DIV. 1

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): P100361

Dated: 10-28-2020

*Genoveva A. Aguilar*  
Genoveva A. Aguilar

STATE OF WASHINGTON  
COUNTY OF SKAGIT

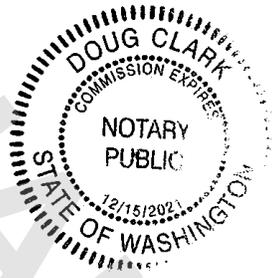
I certify that I know or have satisfactory evidence that Genoveva A. Aguilar is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 28<sup>th</sup> day of October, 2020

Doug Clark  
Signature

Notary Public  
Title

My appointment expires: 12-15-21



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 407 South 27th Street, Mount Vernon, WA 98274  
Tax Parcel Number(s): P100361

Property Description:

Lot 14, "PARTINGTON PLACE DIVISION 1", as per plat recorded in Volume 14 of Plats at pages 186 through 190, in the records of Skagit County, Washington.

Situate in Skagit County, Washington.

**EXHIBIT B**

20-7820-KH

1. 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 on December 4, 1990 and recorded April 15, 1991, as Auditor's File No. 9104150079.

2. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Kendall D. Gentry and Nancy F. Gentry, husband and wife, and Washington Federal Savings and Loan Association, recorded September 13, 1991, as Auditor's File No. 9109130093.

Said Covenants were amended by Amendment to Protective Covenants recorded under Auditor's File No. 9112120049.

3. 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 Partington Place Division 1, recorded August 7, 1991, as Auditor's File No. 9108070007.

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".