

When recorded return to:

Nick Ferguson and Phoebe Hinton
1324 Bernice Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4970
Nov 20 2020
Amount Paid \$6805.00
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED GNW 20-7979

THE GRANTOR(S) Kyle T. Durkan, as his separate estate and Christina Ann Durkan, wife of Kyle T. Durkan as to any interest, 1324 Bernice Street, Mount Vernon, WA 98274,

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

in hand paid, conveys, and warrants to ^{Nicholas}~~Nick~~ Ferguson and Phoebe Hinton, 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 17, PATCHENS FIRST ADD. TO MOUNT 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): P54085

Dated: 11/12/2020



Kyle T. Durkan



Christina Ann Durkan

Statutory Warranty Deed
LPB 10-05

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Kyle T. Durkan and Christina Ann Durkan 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: 12 day of November, 2020

Doug Clark
Signature

Notary Public
Title

My appointment expires: 12-15-21

Notary Public
State of Washington
Doug Clark
Commission No. 196611
Commission Expires 12-15-2021

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1324 Bernice Street, Mount Vernon, WA 98274
Tax Parcel Number(s): P54085

Property Description:

Lot 17, "PATCHENS FIRST ADDITION TO MOUNT VERNON," as per plat recorded in Volume 6 of Plats, page 1, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Statutory Warranty Deed
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EXHIBIT B

20-7979-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 Patchen's First Addition To Mount Vernon recorded October 31, 1946 as Auditor's File No. 397561 (Vol. 6 of Plats, Page 1).

Statutory Warranty Deed
LPB 10-05

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