

When recorded return to:

James P. Holt and Hannah J. Holt  
4584 Jones Road  
Oak Harbor, WA 98277

**STATUTORY WARRANTY DEED**

GNW 20-8390

THE GRANTOR(S) Steve E. Johnson, also shown of record as Steven E. Johnson, as his separate estate, 19294  
Holmstrom Road, Mount Vernon, WA 98274,

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

in hand paid, conveys, and warrants to James P. Holt and Hannah J. Holt, 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:  
Pape's to Mount Vernon, Lot 11, EXC W 10 ft, and Lot 12, Block 2

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): P53994

Dated: 12-1-2020

Steve Johnson  
Steve Johnson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-5134  
Dec 01 2020  
Amount Paid \$9108.60  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-8390-KH

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Steve Johnson 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: 1<sup>st</sup> day of December, 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

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 705 North 6th Street, Mount Vernon, WA 98273  
Tax Parcel Number(s): P53994

**Property Description:**

Lot 11, Except the West 10 feet thereof and all of Lot 12. Block 2, "Pape's Addition, Mount Vernon, Washington", as per plat recorded in Volume 3 of Plats, Page 59, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

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**EXHIBIT B**  
20-8390-KH

1. "Any invalidity, unenforceability, lack of priority, adverse claim, or other matter created by or arising out of the recording of copies of electronic original documents in the Public Records."

2. "Any defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the inaccessibility of the Skagit County recording office, including, but not limited to, (i) an inability to search the Public Records, (ii) any delay in recordation of the documents vesting Title or creating the lien of the Insured Mortgage in the Public Records, or (iii) any claim based on an assertion that the recording of the Insured Mortgage failed to be timely."

This Exception will be deleted if the County Offices are open on the day of Closing.

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 Pape's Addition To The City of Mount Vernon recorded April 3, 1907 as Auditor's File No. 61599.

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".