

When recorded return to:
Patrick Ian Roy
1211 East Fir Street
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044970

CHICAGO TITLE
620044970

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kelly Peacock and Mark Peacock, a married couple
for and in consideration of
in hand paid, conveys, and warrants to Patrick Ian Roy, an unmarried man

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. SE SW, 17-34-4E, W.M.

Tax Parcel Number(s): P25550 / 340417-0-019-0006

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5187

Dec 04 2020

Amount Paid \$3709.00
Skagit County Treasurer
By Bridget Ibarra Deputy

STATUTORY WARRANTY DEED (continued)

Dated: November 25, 2020

Kelly Peacock
Kelly Peacock
Mark Peacock
Mark Peacock

State of ~~WASHINGTON~~ MT
County of ~~SKAGIT~~ Teton

I certify that I know or have satisfactory evidence that Kelly Peacock and Mark Peacock are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12-1-2020
Tanya J. Steil
Name: Tanya J. Steil
Notary Public in and for the State of MT
Residing at: Great Falls
My appointment expires: 5-12-2022

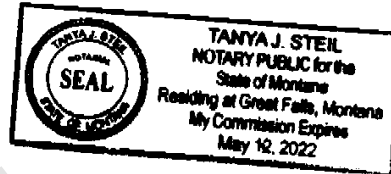


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P25550 / 340417-0-019-0006

That portion of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of said County road 100 feet East of the West line of said East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence North 110 feet;
thence East 60 feet;
thence South 110 feet, more or less, to the North line of the County road;
thence West along the North line of said road 60 feet, more or less, to the point of beginning.

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

EXHIBIT "B"
Exceptions

1. City of Mount Vernon Ordinance No. 2510, including the terms, covenants and provisions thereof
Recording Date: September 25, 1992
Recording No.: 9209250071
2. Covenants, Conditions and Restrictions contained in Deed, including the terms, covenants and provisions thereof
Recording Date: October 31, 2005
Recording No.: 200510310154
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. Assessments, if any, levied by Mount Vernon.
5. City, county or local improvement district assessments, if any.