

When recorded return to:

Antonich-Cowan LLC  
21121 Falcon Court  
Mount Vernon, WA 98274

**STATUTORY WARRANTY DEED** GNW 19-3593

THE GRANTOR(S) Colonel F. Betz, as his separate estate, 12129 Bayview Edison Road, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Antonich-Cowan LLC, a Limited Liability Company

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:

Ptn. Lots 1-2, Block 4, RIVERSIDE ADDITION TO THE TOWN OF 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): P54158

Dated: 01/08/2021

Colonel F Betz

Colonel F. Betz

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-197

Jan 15 2021

Amount Paid \$5765.00

Skagit County Treasurer

By Heather Beauvais Deputy

Statutory Warranty Deed  
LPB 10-05

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STATE OF Texas  
COUNTY OF Montgomery

I certify that I know or have satisfactory evidence that Colonel F. Betz 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: 8th day of January, 2021

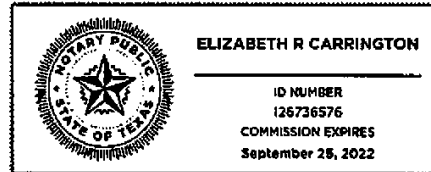
Elizabeth R Carrington

Signature ELIZABETH R CARRINGTON

Notary Public, State of Texas

Title

My appointment expires: 09/25/2022



Notarized online using audio-video communication

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 904 South 3rd Street, Mount Vernon, WA 98273  
Tax Parcel Number(s): P54158

**Property Description:**

Lots 1 and 2, Block 4, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON", as per plat recorded in Volume 3 of Plats, page 24, records of Skagit County, Washington;

**EXCEPT** the East 1.00 feet of the south 52.00 feet of Lot 2 and the East 3.00 feet of the North 42 feet of the South 94 feet of Lot 2.

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**EXHIBIT B**

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1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. 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 RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON recorded July 30, 1888 as Auditor's File No. Vol. 3 of Plats, Page 24.

11. Regulatory notice/agreement regarding Ordinance No. 2547 (reclassification of property) that may include covenants, conditions and restrictions affecting the subject property, recorded August 6, 1993 as Auditor's File No. 9308060021 .

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LPB 10-05

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Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

12. Regulatory notice/agreement regarding Ordinance No. 2872 (reclassification of property) that may include covenants, conditions and restrictions affecting the subject property, recorded April 8, 1998 as Auditor's File No. 9804080065.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.