

When recorded return to:

Frederick Stark and Kathleen Stark
18358 Peregrine Ln
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-291

Jan 22 2021

Amount Paid \$3845.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

STATUTORY WARRANTY DEED

GNW 20-6312

THE GRANTOR(S) Bruce D. Berglin and Doneda E. Berglin, a married couple, 17441 Lake Terrace Place, Mount Vernon, WA 98274,

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

in hand paid, conveys, and warrants to Frederick Stark and Kathleen Stark, 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 1 BSP-MV02-001 in SW 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

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): P121636

Dated: 01-20-2021


Bruce D. Berglin


Doneda E. Berglin

Statutory Warranty Deed
LPB 10-05

Order No.: 20-6312-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Bruce D. Berglin and Doneda E. Berglin 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: 20th day of January, 2021

Signature

Title

My appointment expires: 2-21-22

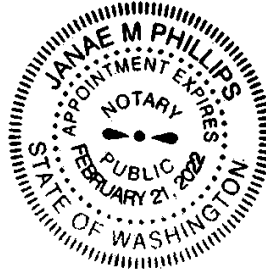


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1500 Leigh Way, Mount Vernon, WA 98273
Tax Parcel Number(s): P121636

Property Description:

Lot 1 of Binding Site Plan No. MV-BSP-02-001, approved May 11, 2004, recorded May 26, 2004, under Skagit County Auditor's File No. 200405260057, being a portion of the Southwest $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-6312-KH

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EXHIBIT B

20-6312-KH

1. Easement, affecting a portion of subject property for the purpose of sewer lines including terms and provisions thereof granted to City of Mount Vernon recorded June 26, 1958 as Auditor's File No. 567039.

Said Easement rights appear to lie within Roosevelt Avenue along the South line of the subject.

2. Agreement, affecting subject property, regarding deference of improvements in exchange for future improvements, and/or, support for a L.I.D. and the terms and provisions thereof between Ellie Leigh and City of Mount Vernon (by implication), recorded April 26, 1984 as Auditor's File No. 8404260019.

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 Mount Vernon Short Plat No. MV-4-84 recorded April 20, 1984 as Auditor's File No. 8404200015..

4. Easement, affecting a portion of subject property for the purpose of matters pertaining to a drainage system including terms and provisions thereof granted to James M. Scott, et ux, recorded April 12, 1994 as Auditor's File No. 9404120131.

Said easement was modified and some rights eliminated and others added pursuant to document recorded as Auditor's File No. 200405070080.

5. 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, recorded February 12, 2001, as Auditor's File No. 200102120127.

6. 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 MV-BSP-02-001 recorded May 26, 2004 as Auditor's File No. 200405260057.