

**When recorded return to:**  
Joshua Top and Rebecca Top  
11194 Bayview Edison Rd  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-294  
Jan 22 2021  
Amount Paid \$2565.00  
Skagit County Treasurer  
By Chelsea Stalcup Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
CORPORATION WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620046077

CHICAGO TITLE CO.  
620046077

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Barbara J. McKenzie and Wendell L. McKenzie, wife and husband  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Joshua Top and Rebecca Top, a married couple

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.)

Lot(s): 2, Short Plat No. SW 03-94, ptn. SW, 19-35-5E, W.M.

Tax Parcel Number(s): P109922 / 4173-000-001-0200

Subject to:

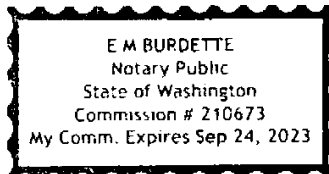
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: January 21, 2021

Barbara J. McKenzie  
Barbara J. McKenzieWendell L. McKenzie  
Wendell L. McKenzieState of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Barbara J. McKenzie and Wendell L. McKenzie  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: Jan. 21, 2021

E M Burdette  
Name: E. M. Burdette  
Notary Public in and for the State of Washington  
Residing at: Burlington WA  
My appointment expires: 9.24.2023

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P109922 / 4173-000-001-0200**

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Lot 2, of Sedro Woolley Short Plat No. SW-03-94, approved December 13, 1994, recorded December 22, 1994, in Volume 11 of Short Plats, page 160, under Auditor's File No. 9412220025, being a portion of Tract 1, "STATE STREET ADDITION TO SEDRO, SKAGIT CO., WASH.", according to the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. SW 03-94:  
  
Recording No: 9412220025
2. Agreement, including the terms, covenants and provisions thereof  
  
Recording Date: December 22, 1994  
Recording No.: 9412220026
3. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,  
  
Recording Date: August 14, 1998  
Recording No.: 9805150048
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof, Indian treaty or aboriginal rights.
5. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2021.
6. Note: Manufactured Home Title Elimination Application recorded under Recording No. 9805150048 recites that a manufactured (mobile) home is, or is being affixed to the Land.
7. Assessments, if any, levied by Sedro Woolley.
8. City, county or local improvement district assessments, if any.