

POOR ORIGINAL

202102160117

02/16/2021 12:06 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor, WA

When recorded return to:

Douglas J. Barnet and Kimberly J. Barnet
19395 Conway Hill Road
Mount Vernon, WA 98274

GNW 21-9528

STATUTORY WARRANTY DEED

THE GRANTOR(S) Stephen J. Brennan, as his separate estate, 18835 Ashworth Avenue North, Shoreline, WA 98133,

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

in hand paid, conveys, and warrants to Douglas J. Barnet and Kimberly J. Barnet, 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 13, SPRING TREE

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): P90484

Dated: 2/14/21


Stephen J. Brennan

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-649

Feb 16 2021

Amount Paid \$8183.00

Skagit County Treasurer

By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-9528-KH

Page 1 of 5

STATE OF WASHINGTON
COUNTY OF SKAGIT

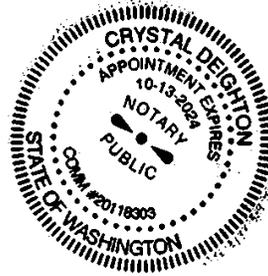
I certify that I know or have satisfactory evidence that Stephen J. Brennan is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 12 day of February, 2021

Crystal Deight
Signature

Notary
Title

My appointment expires: 10-13-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 811 South 22nd Place, Mount Vernon, WA 98274
Tax Parcel Number(s): P90484

Property Description:

Lot 13, SPRING TREE, according to the plat thereof recorded in Volume 14 of Plats, pages 142 and 143, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Order No.: 21-9528-KH

Statutory Warranty Deed
LPB 10-05

Page 3 of 5

EXHIBIT B

21-9528-KH

1. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: March 5, 1990
Recorded: March 26, 1990
Auditor's No.: 9003260062

Purpose:

Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

Location: Within the street rights-of-way, to be constructed, and exterior 10 feet of lots to be platted.

2. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Spring Tree
Recorded: July 31, 1990
Auditor's No: 9007310062

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".

3. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: August 8, 1990
Auditor's No.: 9008080112

Executed By: Private Properties, Inc.

4. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 6, 1990
Auditor's No.: 9011160030

Executed By: Private Properties, Inc.

5. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resources Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded August 24, 2018 as Auditor's File No. 201808240086 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said Statutory Warranty Deed LPB 10-05

Order No.: 21-9528-KH

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.