

When recorded return to:
Eric VanPelt and Andrea VanPelt
10637 Peter Anderson Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Filed for record at the request of:

Affidavit No. 2021-939

Mar 05 2021

Amount Paid \$2485.00
Skagit County Treasurer
By Chelsea Stalcup Deputy



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020046643

Escrow No.: 620046643

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cindy Mae Cohen, a married woman as her separate estate and Dorothy Ann Geoghegan, a married person as her separate estate and Nancy Lee VanPelt, a married woman as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Eric VanPelt and Andrea VanPelt, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 2 OF SHORT PLAT NO. 96-0026, APPROVED JANUARY 9, 2003, UNDER AUDITOR'S FILE NO. 200301090144, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

EXCEPT THE NORTH 60 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P120127 / 350428-2-008-0500

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 3, 2021

Cindy Mae Cohen by Dorothy Ann Geoghegan,
Cindy Mae Cohen By Dorothy Ann Geoghegan, as her attorney in fact ~~as her attorney in fact~~

Arthur Cohen By Dorothy Ann Geoghegan,
Arthur Cohen By Dorothy Ann Geoghegan, as ~~her~~ ^{his} attorney in fact ~~as his attorney in fact~~

Dorothy Ann Geoghegan
Dorothy Ann Geoghegan

Kenneth R. Geoghegan
Kenneth R Geoghegan

Nancy Lee VanPelt
Nancy Lee VanPelt

John VanPelt
John VanPelt

State of WA

County of Skagit

I certify that I know or have satisfactory evidence that Dorothy Ann Geoghegan

is/are the person(s) who appeared before me, and said person acknowledged that (he/~~she~~/they) signed this instrument, on oath stated that (he/~~she~~/they) was authorized to execute the instrument and acknowledged it as the Attorney in Fact of Cindy Mae Cohen and Arthur Cohen to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3-5-21



Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

STATUTORY WARRANTY DEED
(continued)

State of WA

County of Skagit

I certify that I know or have satisfactory evidence that Dorothy Ann Geoghegan and Kenneth B. Geoghegan 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: 3-5-21



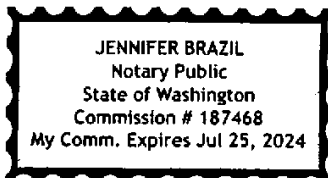
Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

State of WA

County of Skagit

I certify that I know or have satisfactory evidence that Nancy Lee VanPelt and John VanPelt 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: 3-5-21



Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Pacific Northwest Traction Co.
Recording Date:	March 22, 1929
Recording No.:	Volume 150 Page 435
Affects:	as described in said instrument

2. 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. 96-0026:

Recording No: 200301090144

3. Declaration of Road Maintenance Agreement and the terms and conditions thereof

Recording Date: February 10, 2006
Recording No.: 200602100040

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

5. City, county or local improvement district assessments, if any.