

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Chelsea Stalcup
Affidavit No. 2021-1206
Date 03/22/2021

SPECIAL/LIMITED WARRANTY DEED

This instrument prepared by:

Jay A. Rosenberg, Rosenberg LPA, Washington State Bar Number 50102; 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069. File Number: WA21103966.

After Recording, Send To:

BOSTON NATIONAL TITLE
400 ROUSER RD, BLD 2, STE 101
CORAOPOLIS, PA 15108

Commitment Number: WA21103966

ASSESSOR PARCEL IDENTIFICATION NUMBER:
P126046

ABBREVIATED LEGAL: Lot 6 & Ptn Lot 7, SP#LU04-056, Kulshan Landing,
AF#200703090005

Exempt: section WAC 458-61A-203(1): ESTABLISH COMMUNITY PROPERTY

Anna Wolfson married, hereinafter grantor, whose tax-mailing address is **1425 N 14TH ST., MOUNT VERNON, WA 98273**, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Anna Wolfson and David K Wolfson**, wife and husband, hereinafter grantee, whose tax mailing address is **1425 N 14TH ST., MOUNT VERNON, WA 98273**, the following real property:

LEGAL DESCRIPTION:

The following described real estate, situated in the County of Skagit State of Washington: Lot 6, City of Mont Vernon Short Plat No. LU-04-056 entitled "Kulshan Landing Short Plat", approved February 7, 2007 and recorded March 9, 2007 as Skagit County Auditor's File No. 200703090005, Together with that portion of Lot 7 of said Short Plat lying Easterly and Southeasterly of the following described line: Line: Begin at the Northeast corner of said Lot 7; thence South 04° 05' 59" West, a distance of 118.12 feet; thence South 65° 51' 17" West, a distance of 53.25 feet, to the Southwesterly line of said Lot 7, which point is on the Northeasterly right-of-way line of the cul-de-sac of North 14th Street, said point being the terminus of this line description, (Also known as Lot 6, boundary line adjustment, under Auditor's File No. 200804180003) Situate in the City of Mount Vernon, County of Skagit, State of Washington. Assessor's Parcel Number: P126046

Property Address is: 1425 N 14TH ST., MOUNT VERNON, WA 98273.

Prior instrument reference: 201802210111

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

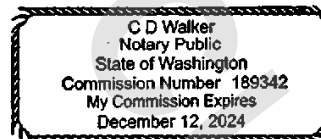
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on March 17th, 20 21 :



Anna Wolfson

STATE OF Washington
COUNTY OF Skagit



The foregoing instrument was acknowledged before me on 3.17, 20 21 by Anna Wolfson who are personally known to me or have produced WA D.L. as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



Notary Public