

When recorded return to:

Alex Schollen and Kristin Ebeling
756 South Kenyon Street, Unit B
Seattle, WA 98108

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1208

Mar 22 2021

Amount Paid \$2421.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

STATUTORY WARRANTY DEED

GNW 21-10339

THE GRANTOR(S) James Jaycn Creaser and Marlene Frances Creaser, husband and wife, 28907 121st Way
Southeast, Auburn, WA 98092,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Alex Schollen and Kristin Ebeling, 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:
Lots 5-11, Blk 15, Town of Montborne

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): P74598

Dated: 3-19-21

James J. Creaser
James J. Creaser

Marlene F. Creaser
Marlene F. Creaser

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10339-KH

Page 1 of 5

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that James J. Creaser and Marlene M. Creaser 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.

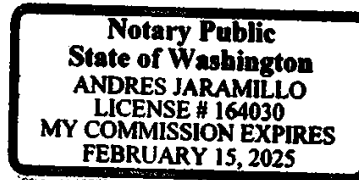
Dated: 19th day of March, 2021

Signature

Notary Public

Title

My appointment expires: 02/15/2025



Statutory Warranty Deed
LPB 10-05

Order No.: 21-10339-KH

Page 2 of 5

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 24348 Lee Road, Mount Vernon, WA 98274

Tax Parcel Number(s): P74598

Property Description:

Lots 5 through 11, inclusive, Block 15, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON" as per plat recorded in Volume 2 of Plats, Page 80, records of Skagit County, Washington; and

TOGETHER WITH the Northeasterly 1/2 of the alley in said Block 15 lying between the Northwestern line of said Block 15 and the Southwesterly extension of the Southeasterly line of said Lot 5; and

TOGETHER WITH the Southwesterly 1/2 of the alley in said Block 15 lying between the Northwestern line of said Block 15 and the Northeasterly extension of the Southeasterly line of said Lot 11; and

TOGETHER WITH the Southeasterly 1/2 of Lee Street lying between the Northwestern extension of the Northeasterly line of said Block 15 and the centerline of Oregon Streets; and

TOGETHER WITH the Northeasterly 1/2 of Oregon Street lying between the centerline of Lee Street and the Southwesterly extension of the Southeasterly line of said Lot 11.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10339-KH

Page 3 of 5

EXHIBIT B

21-10339-KH

1. Any invalidity, unenforceability, lack of priority, adverse claim, or other matter created by or arising out of the recording of copies of electronic original documents in the Public Records.

2. Any defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the inaccessibility of the Skagit County recording office, including, but not limited to, (i) an inability to search the Public Records, (ii) any delay in recordation of the documents vesting Title or creating the lien of the Insured Mortgage in the Public Records, or (iii) any claim based on an assertion that the recording of the Insured Mortgage failed to be timely.

This Exception will be deleted if the County Offices are open on the day of Closing.

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 named Plat of the Town of Montborne recorded May 21, 1890 as Auditor's File No. Volume 2 of Plats, Page 80.

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".

4. 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 survey named Record of Survey recorded April 4, 2007 as Auditor's File No. 200704040094,

5. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded April 18, 2008 under Auditor's File No. 200804180002.

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 survey named Survey in a Portion of Government Lot 3 recorded December 8, 2017 as Auditor's File No. 201712080074.

7. Lot certification, including the terms and conditions thereof, recorded April 28, 2008 as Auditor's File No. 200804280179. Reference to the record being made for full particulars. The company makes no determination as to its affects.

8. Terms and conditions of Quit Claim Deed pertaining to vacated right-of-way, recorded September 18, 2007 as Auditor's File No. 200709180011.

9. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Power and Light Company, recorded April 15, 1925, as Auditor's File No. 182733.

10. Easement and provisions contained therein, affecting a portion of subject property, as created or disclosed by instrument for the purpose of ingress and egress, in favor of the public, recorded June 5, 1972 as Auditor's File No. 769164.

11. Easement and provisions contained therein, affecting a portion of subject property, as created or disclosed by instrument for the purpose of ingress and egress, in favor of the public, recorded June 5, 1972 as Auditor's File No. 769165.

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10339-KH

Page 4 of 5

12. Easement and provisions contained therein, affecting a portion of subject property, as created or disclosed by instrument for the purpose of ingress and egress, in favor of the public, recorded June 5, 1972 as Auditor's File No. 769166.

13. Any adverse claim arising due to question of the exact location of easements set forth on Auditor's File No's. 769164, 769165 and 769166.

14. Any private right to use any portion of the vacated street or alley, lying within the Land.

15. Unrecorded leaseholds, if any, and rights of parties in possession, if any.

Order No.: 21-10339-KH

Statutory Warranty Deed
LPB 10-05

Page 5 of 5