

When recorded return to:
Kelly I. Mitchell
637 Warner Street
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620046703

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1258

Mar 24 2021

Amount Paid \$5045.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

CHICAGO TITLE
620046703

STATUTORY WARRANTY DEED

THE GRANTOR(S) David Hanson and Roxanne Hanson, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Kelly I. Mitchell, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 9 and the East 5 feet of Lot 8, Block 44, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

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

Tax Parcel Number(s): P75825 / 4150-044-009-0009

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 16, 2021

David Hanson

David Hanson

Roxanne Hanson

Roxanne Hanson

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that David Hanson and Roxanne Hanson 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/hers/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: MARCH 22, 2021

Alysia Hudson

Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: ARVINGTON
My appointment expires 03/01/2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

EXHIBIT "A"
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 Survey:

Recording No: 201011180094

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Assessments, if any, for sanitary sewer hook-up fee as disclosed by Ordinance No. 1427-02 and Chapter 13.08 of Sedro-Woolley Municipal Code
4. Assessments, if any, levied by Sedro Woolley.
5. City, county or local improvement district assessments, if any.