

When recorded return to:
Lucas A. Pomeroy and Danielle D. Pomeroy
14113 51st Dr NE
Marysville, WA 98271

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-1616
Apr 15 2021
Amount Paid \$6405.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620045925

CHICAGO TITLE
020045925

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kathryn Velma Branam, Personal Representative of the Estate of Patricia Davies, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Lucas A. Pomeroy and Danielle D. Pomeroy, a married couple

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

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

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

PTN. LT 5 & ALL LT 6, HIGHLAND GLEN DIV NO. 3

Tax Parcel Number(s): P80707 / 4374-000-006-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 14, 2021

Kathryn Velma Branam, Personal Representative of the Estate of Patricia Davies, deceased

By Kathryn Branam Personal Representative
Kathryn Branam

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Kathryn Branam

(s)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 Personal Representative of of the Estate of Patricia Davies, Deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 14 2021

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

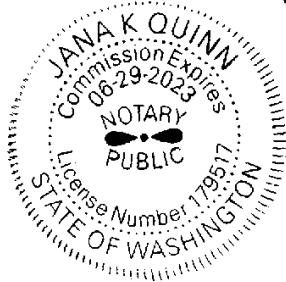


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P80707 / 4374-000-006-0004

The North 3 feet of Lot 5 and all of Lot 6, Plat of Highland Glen Div. No. 3, according to the plat thereof, recorded in Volume 12 of Plats, page 13, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
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 Highland Glen Division 3:

Recording No: 877589

2. Water Development Agreement and the terms and conditions thereof:

Recording Date: July 12, 1978
Recording No.: 883260

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by the City of Mount Vernon.