

When recorded return to:
Matthew Sherlock and Elizabeth Sherlock
3810 Ridge Court
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1855

Apr 29 2021

Amount Paid \$11547.20

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.: 620046683

CHICAGO TITLE
620046683

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carol R. Hundahl and Donald E. Hundahl, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Matthew Sherlock and Elizabeth Sherlock, 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.)

Lot(s): 5 PARK RIDGE DIV 2

Tax Parcel Number(s): P105886 / 4634-000-005-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 28 2021

Carol R. Hundahl
Carol R. Hundahl

D. E. Hundahl
Donald E. Hundahl

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Carol R. Hundahl and Donald E. Hundahl are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 28 2021

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

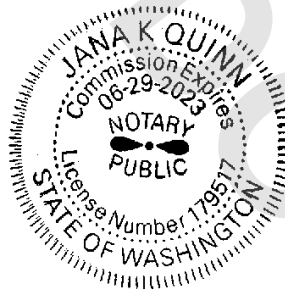


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P105886 / 4634-000-005-0004

Lot 5, PARK RIDGE DIVISION II, according to the plat thereof, recorded in Volume 15 of Plats, pages 187 and 188, records of Skagit County, Washington.

Situated in Skagit County, State of Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: All necessary slopes for cuts and fills
Affects: Any portions of said Land which abut upon streets, avenues, alleys, and roads

2. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: September 17, 1992
Auditor's No.: 9209170092, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A strip of land 10 feet in width across all lots in said plat. Said strip being parallel with and coincident with all streets in said plat

3. Agreement, including the terms and conditions thereof; entered into;

By: Jeanne McNeil
And Between: T.H.S., Inc.
Recorded: February 3, 1993
Auditor's No.: 9302030154, records of Skagit County, Washington
Providing: Access and utilities

4. Agreement, including the terms and conditions thereof; entered into;

By: City of Mount Vernon, a municipal corporation
And Between: T.H.S., Inc.
Recorded: October 19, 1993
Auditor's No.: 9310190066, records of Skagit County, Washington
Providing: Power of attorney and agreement regarding information of local improvement district

5. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: August 31, 1994
Auditor's No(s): 9408310034, records of Skagit County, Washington
Executed By: THS, Inc., a Washington corporation

Said instrument is a re-recording of instrument (s);

Recorded: October 22, 1993
Recording No: 9310220090, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: August 31, 1994
Auditor's No(s): 9408310035, records of Skagit County, Washington

EXHIBIT "B"Exceptions
(continued)

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: August 31, 1994
Auditor's No(s): 9408310034, records of Skagit County, Washington
Imposed By: The Summer Ridge Owners' Association

7. 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 Plat of PARK RIDGE DIV II:

Recording No: 9408110044

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

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

10. Liability to future assessments, if any, levied by City of Mount Vernon.

11. Dues, charges and assessments, if any, levied by Summer Ridge Owners Association.