

When recorded return to:

Stacy McLaughlin and Cheryl McLaughlin
1206 Heather Lane
Sedro-Woolley, WA 98284

GNW 21-10694

STATUTORY WARRANTY DEED

THE GRANTOR(S) Stanley D. Koenig and Janice L. Koenig, who acquired title as Janice L. Simons, as their interests appear of record, _____,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Stacy McLaughlin, an unmarried person and Cheryl McLaughlin, an unmarried person

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:
Lot 12, PLAT OF HEATHERVUE ESTATES

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): P81499

Dated: April 26, 2021

Stanley D. Koenig
Stanley D. Koenig

Janice L. Koenig
Janice L. Koenig

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1887

Apr 30 2021

Amount Paid \$7213.00

Skagit County Treasurer

By Heather Beauvais Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Stanley D. Koenig and Janice Koenig 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: 26 day of April, 2021

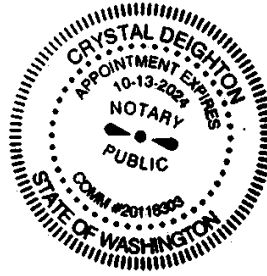
Crystal Deighton

Signature

Escrow Assistant

Title

My appointment expires: 10-13-2024



Statutory Warranty Deed
LPB 10-05

Order No.: 21-10694-KH

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1206 Heather Lane, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P81499

Property Description:

Lot 12, PLAT OF HEATHERVUE ESTATES, as per plat recorded in Volume 12 of Plats, page 68, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT B

21-10694-KH

1. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Right to construct, maintain, etc., a pipeline or pipelines for the transportation of oil, gas and the products thereof

In Favor Of: Cascade Natural Gas Corporation

Recorded: November 21, 1966

Auditor's No.: 691170

Affects: The exact location of the right-of-way is not disclosed on the record.

2. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Heathervue Estates

Recorded: June 21, 1979

Auditor's No: 7906210068

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".

3. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: June 11, 1979

Recorded: June 11, 1979

Auditor's No.: 7906110030

Executed By: VEC Incorporated, a Washington corporation, et al

4. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Ingress and egress

In Favor Of: Earl L. Ponton and Jacqueline Ponton, husband and wife

Recorded: August 1, 1962

Auditor's No.: 624572

Affects: Tract 1 and Heather Lane

Statutory Warranty Decd
LPB 10-05

Order No.: 21-10694-KH

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