

When recorded return to:

Caitlin Caldwell and Doug Sumi
2021 E Highland Ave
Mount Vernon, WA 98273

Land Title
01-184466-0

STATUTORY WARRANTY DEED

THE GRANTOR(S) Edward D. Myhres, a single man

for and in consideration of \$10.00 and other good and valuable consideration
in hand paid, conveys, and warrants to Caitlin Caldwell and Doug Sumi, unmarried persons
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 31, "THE PLAT OF MOUNT BAKER VIEW ADDITION," as per plat recorded in Volume 7 of Plats,
pages 67 and 68, records of Skagit County, Washington.
Situate in the City of Mount Vernon, County of Skagit, State of Washington

Abbreviated Legal: n/a

Tax Parcel Number(s): 3745-000-031-0007 P53774

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2117

May 12 2021

Amount Paid \$6605.00
Skagit County Treasurer
By Heather Beauvais Deputy

SUBJECT TO: SEE ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HERETO.

Dated: May 10, 2021


Edward D. Myhres

State of Washington
County of Clallam

This record was acknowledged before me on 5/10/2021 by
Edward D. Myhres


Notary Public

My commission expires: 2/09/2023

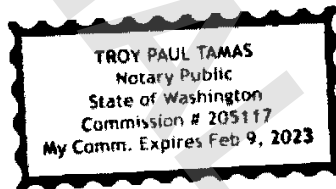


EXHIBIT "A"

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Plat of Mount Baker View Addition
Recorded: August 22, 1956
Auditor's No.: 540391

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

Declaration Dated: June 25, 1956
Recorded: August 22, 1956
Auditor's No.: 540392, Volume 280 of Deeds, page 390
Executed By: Modern Home Builders, Inc., a Washington corporation,
and Charles H. Streeter and Mary Streeter, husband
and wife

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: The City of Mount Vernon, a municipal corporation
Purpose: For construction and for the maintenance and
replacement if necessary, of a storm sewer
Area Affected: West 3 feet of Lots 58 to 64 and East 7 feet of Lots
65-71
Dated: October 22, 1956
Recorded: October 25, 1956
Auditor's No.: 543343