

**When recorded return to:**

April M. Bain  
Po Box 21  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2224

May 19 2021

Amount Paid \$8628.00

Skagit County Treasurer

By Heather Beauvais Deputy

**STATUTORY WARRANTY DEED**

**Order No.: 21-1433WA**

**Title Order No.: 21-1433WA**

**THE GRANTOR(S)**

James A. Hoffman and Britt A. Hoffman, husband and wife

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

April M. Bain, a married woman as her sole and separate estate

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

Lot 21, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 2)," as per plat recorded on January 17, 2008, under Auditor's File No. 200801170047, records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of Washington

**SUBJECT TO ALL THOSE EASEMENTS, COVENANTS AND RESTRICTIONS INCORPORATED HEREIN.**

Tax Parcel No(s): P127127

A. Reservation of minerals and mineral rights, etc., contained in deeds from W.M. Lindsey and Emma S. Lindsey, husband and wife, recorded March 30, 1903 in Volume 49 of Deeds, page 532.  
 B. Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2483, 2532, 2546, and 2550 as recorded March 27, 1992, March 11, 1993, August 6, 1993, and September 21, 1993, respectively, under Auditor's File Nos. 9203270092, 9303110069, 9308060022, and 9309210028, respectively. (Affects said plat and other lands)  
 C. Restriction contained in instrument recorded December 14, 1912, under Auditor's File No. 94380, as follows: "...that no saloon shall ever be located or established upon the lands herein described..." (Affects said plat and other lands)  
 D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: Grantee: Puget Sound Power & Light Company, a Massachusetts Corporation Purpose: The right to construct, reconstruct, improve, repair, maintain and operate one electric transmission and/or distribution line \_\_\_\_\_ consisting of poles or towers with necessary braces, guys and anchors, cross-arms, insulators, transmission, distribution and signal wires, transformers and other necessary or convenient facilities and equipment. Area Affected: As surveyed, staked and agreed upon by both parties over Parcels "A" and "B" Dated: September 19, 1960 Recorded: September 27, 1960 Auditor's No.: 599210 (Affects said plat and other lands)

Dated: May 18, 2021

*James A Hoffman*

James A. Hoffman

*Britt A Hoffman*

Britt A. Hoffman

State of Florida

County of Lake

I certify that I know or have satisfactory evidence that James A. Hoffman and Britt A. Hoffman is the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act and deed for the uses and purposes mentioned herein.

Produced DRIVERS LICENSE

Dated 05/18/2021

*Nia A Hamilton*

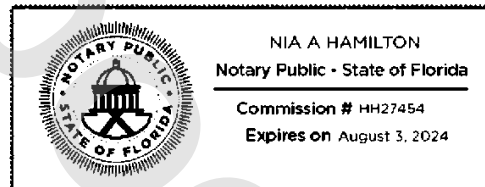
Nia A Hamilton

Notary Public in and for the State of Florida

Residing at: County of Lake

Appointment Expiration: 08/03/2024

HH27454



Notarized online using audio-video communication