

When recorded return to:
Balwant S. Kalsi and Manjit K. Kalsi
6868 Vista Drive
Ferndale, WA 98248

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047551

CHICAGO TITLE
020047551

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wayne Sanger and Maria Sanger, 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 Balwant S. Kalsi and Manjit K. Kalsi, 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.)

Lots 1 through 10, Block 2 Central Addition to Mt. Vernon aka Lots A through F, Survey,
200410010114

Tax Parcel Number(s): P122135 / 3711-002-005-0100, P52448 / 3711-002-005-0005, P122136 /
3711-002-005-0200, P122137 / 3711-002-009-0100, P52450 /
3711-002-009-0001, P52451 / 3711-002-010-0008

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2410

May 28 2021

Amount Paid \$15125.00

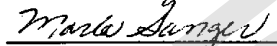
Skagit County Treasurer

By Bridget Ibarra Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: April 30, 2021


Wayne Sanger
Marla Sanger

State of WASHINGTON

County of ~~SKAGIT~~ CLALLAM

I certify that I know or have satisfactory evidence that Wayne Sanger and Marla Sanger 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.

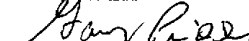
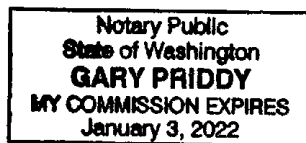
Dated: 5/13/21Name: GARY PRIDDYNotary Public in and for the State of WASHINGTONResiding at: Battle GroundMy appointment expires: 1/3/22

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P122135 / 3711-002-005-0100, P52448 / 3711-002-005-0005, P122136 / 3711-002-005-0200, P122137 / 3711-002-009-0100, P52450 / 3711-002-009-0001 and P52451 / 3711-002-010-0008

Parcel "A"

Lot 1, Block 2, "Central Addition to Mount Vernon", as per plat recorded in Volume 2 of Plats, Page 103, records of Skagit County, Washington; EXCEPT the South 10.00 feet of the East 54.79 feet (as measured perpendicular to the South and East lines) of said Lot 1;

TOGETHER WITH the West 45.21 feet (as measured perpendicular to the West line of said Lot) of Lot 2, Block 2, said Plat of "Central Addition to Mount Vernon";

EXCEPT from all of the above those portions conveyed to the State of Washington for Highway by Deed dated June 3, 1953, recorded July 15, 1953 under Auditor's File No. 490547 and by Deed dated October 19, 1972, recorded February 5, 1973, under Auditor's File No. 780239, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Parcel "B"

The South 10.00 feet of the East 54.79 feet (as measured perpendicular to the South and East lines) of Lot 1, Block 2, "Central Addition to Mount Vernon" as per Plat recorded in Volume 2 of Plats, Page 103, records of Skagit County, Washington.

TOGETHER WITH the East 54.79 feet (as measured perpendicular to the East line) of Lot 2, Block 2, said Plat of "Central Addition to Mount Vernon";

TOGETHER WITH Lot 3, Block 2, said Plat of "Central Addition to Mount Vernon";

EXCEPT from all the above, those portions conveyed to the State of Washington for Highway by Deed dated June 3, 1953, recorded July 15, 1953 under Auditor's File No. 490547 and by Deed dated October 19, 1972, recorded February 5, 1973, under Auditor's File No. 780239, records of Skagit County, Washington.

SUBJECT TO and TOGETHER WITH a non-exclusive mutually beneficial easement over Parcel "B" to benefit "Parcel "A" for pedestrian ingress and egress and utility line or lines over, under and across the existing as-constructed route of said pedestrian and/or utility route. The easements shall run with the land and are to be mutually maintained by the underlying property owners of said Parcels "A" and "B".

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Parcel "C":

EXHIBIT "A"
Legal Description
(continued)

Lot 4, Block 2, "Central Addition to Mount Vernon", as per plat recorded in Volume 2 of Plats, Page 103, records of Skagit County, Washington;

TOGETHER WITH the North 1/2 (as measured along the East and West lines) of Lot 5, Block 2, said Plat of "Central Addition to Mount Vernon";

EXCEPT from all the above, those portions conveyed to the State of Washington for Highway by Deed dated June 3, 1953, recorded July 15, 1953 under Auditor's File No. 490547 and by Deed dated October 19, 1972, recorded February 5, 1973, under Auditor's File No. 780239, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Parcel "D"

The South 1/2 (as measured along the East and West lines) of Lot 5, Block 2, "Central Addition to Mount Vernon", as per Plat recorded in Volume 2 of Plats, Page 103, records of Skagit County, Washington;

TOGETHER WITH Lots 6 and 7, Block 2, said Plat of "Central Addition to Mount Vernon";

EXCEPT from all the above, those portions conveyed to the State of Washington for Highway by Deed dated June 3, 1953, recorded July 15, 1953 under Auditor's File No. 490547 and by Deed dated October 19, 1972, recorded February 5, 1973, under Auditor's File No. 780239, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Parcel "E"

Lot 8, Block 2, "Central Addition to Mount Vernon" as per Plat recorded in Volume 2 of Plats, Page 103, records of Skagit County, Washington;

TOGETHER WITH the North 18.55 feet of the West 50.69 feet (as measured perpendicular to the North and West lines) of Lot 9, Block 2, said Plat of "Central Addition to Mount Vernon";

EXCEPT from all the above, those portions conveyed to the State of Washington for Highway by Deed dated June 3, 1953, recorded July 15, 1953 under Auditor's File No. 490547 and by Deed dated October 19, 1972, recorded February 5, 1973, under Auditor's File No. 780239, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

EXHIBIT "A"
Legal Description
(continued)

Parcel "F"

Lot 9, Block 2, "Central Addition to Mount Vernon", as per Plat recorded in Volume 2 of Plats, Page 103, records of Skagit County, Washington EXCEPT the North 18.55 feet of the West 50.69 feet (as measured perpendicular to the North and West lines) of said Lot 9.

TOGETHER WITH Lot 10, Block 2, said Plat of "Central Addition to Mount Vernon";

EXCEPT from all the above, those portions conveyed to the State of Washington for Highway by Deed dated June 3, 1953, recorded July 15, 1953 under Auditor's File No. 490547 and by Deed dated October 19, 1972, recorded February 5, 1973, under Auditor's File No. 780239, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon
Purpose: Sewer pipeline or pipelines
Recording Date: June 30, 1977
Recording No.: 859648
Affects: The Easterly 10 feet lying parallel with and contiguous to the State
Highway right-of-way
2. 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 Survey:

Recording No: 200420010114
3. Quit Claim Deed for Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date: October 1, 2004
Recording No.: 200410010078
4. Assessments, if any, levied by the City of Mount Vernon.
5. City, county or local improvement district assessments, if any.
6. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.