

When recorded return to:
Thomas Buenger
3420 East Broadway Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2509

Jun 03 2021

Amount Paid \$9607.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE
620047338

Escrow No.: 620047338

STATUTORY WARRANTY DEED

THE GRANTOR(S) Todd R. Bohon, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Antoinette Fargo, an unmarried woman and Thomas Buenger, an unmarried man

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

LOT 2, "PLAT OF CANDLE RIDGE", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS,
PAGE(S) 110 AND 111, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P104237 / 4610-000-002-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 24, 2021

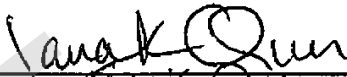
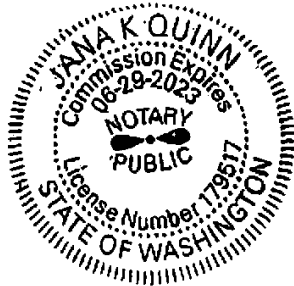

Todd R. BohonState of Washington
County of SnohomishI certify that I know or have satisfactory evidence that Todd R. Bohon(is) are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.Dated: May 19 2021
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

EXHIBIT "A"
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: W.M. Lindsey and Emma S. Lindsey, husband and wife
Recording Date: April 2, 1902
Recording No.: 39602

The Company makes no representations about the present ownership of these reserved and excepted interests.

2. Ordinance No. 2497 and the terms and conditions thereof:

By: City of Mount Vernon
Dated Date: June 24, 1992
Recording Date: June 30, 1992
Recording No.: 9206300080

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company, a Washington corporation
Purpose: Underground electric system
Recording Date: September 17, 1992
Recording No.: 9209170088
Affects: Portion of said premises

4. 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 the Plat of Candle Ridge:

Recording No: 9310190064

5. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: August 13, 1994
Recording No.: 9408310034

EXHIBIT "A"**Exceptions
(continued)**

Said instrument is a re-recording of instrument:

Recording Date: October 22, 1993
Recording No.: 9310220090

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 31, 1994
Recording No.: 9408310035

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by Mt Vernon.
8. City, county or local improvement district assessments, if any.