

When recorded return to:
Alex Michael Knighton
3300 Cummins Street # 2336
Houston, TX 77027

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-2579
Jun 08 2021
Amount Paid \$7765.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047705

CHICAGO TITLE
620047705

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian S. Bonner, a single man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Alex Michael Knighton, an unmarried person and Leah Isabelle Selep, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 8, BLOCK 3, CORREDIG ADDITION, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS,
PAGE 14, 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): P52622 / 3716-003-008-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 25, 2021



Brian S. Bonner

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Brian S. Bonner

_____ 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 28, 2021



Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024



EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Corredig Addition:

Recording No: 501937

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by City of Mount Vernon.
5. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2021
Tax Account Number: P52622 / 3716-003-008-0005
Levy Code: 0930
Assessed Value-Land: \$113,400.00
Assessed Value-Improvements: \$207,000.00

General and Special Taxes: Billed: \$4,041.33
Paid: \$2,020.72
Unpaid: \$2,020.61