

When recorded return to:
Jennifer Flynn and Sean Peerenboom
1109 Digby Road
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2746

Jun 17 2021

Amount Paid \$10210.42

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.: 620047678

CHICAGO TITLE
620047678

STATUTORY WARRANTY DEED

THE GRANTOR(S) Philip W. Leese, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jennifer Flynn and Sean Peerenboom, a married couple

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

LOT 4, PLAT OF AUTUMN RIDGE, ACCORDING TO THE PLAT THEREOF RECORDED
DECEMBER 1, 1999 UNDER AUDITOR'S FILE NO. 199912010085, 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): P116318 / 4741-000-004-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 14, 2021

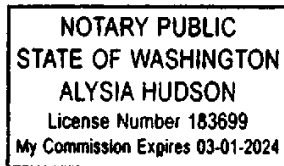

Philip W. Leese

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Philip W. Leese
~~(s)~~ 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: June 15, 2021



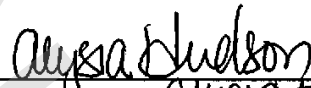

Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 03.01.2024

EXHIBIT "A"
Exceptions

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

Granted to: Puget Sound Energy, Inc.
Purpose: Utility system for the transmission distribution and sale of gas and electricity
Recording Date: June 18, 1999
Recording No.: 9906180016
Affects: Portion of said premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Utility system for the transmission distribution and sale of gas and electricity
Recording Date: July 6, 1999
Recording No.: 9907060032
Affects: Portion of said premises
3. 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 Autumn Ridge:

Recording No: 199912010085
4. 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 17, 1921
Recording No.: Volume 44, Page 499

NOTE: This exception does not include present ownership of the above mineral rights.
5. Reservations and recitals contained in the Deed as set forth below:

Recording Date: August 9, 2002
Recording No.: 200208090121
Regarding: Skagit County Right to Farm Ordinance

EXHIBIT "A"

**Exceptions
(continued)**

6. Skagit County Right-to-manage natural resource land disclosure and the terms and conditions thereof:
Recording Date: April 30, 2015
Recording No.: 201504300062
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by Mt Vernon.
9. City, county or local improvement district assessments, if any.