

When recorded return to:

George Vesely and Iveta Vesely
1010 Chippewa Drive
Mount Vernon, WA 98273

GNW 21-11735

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lon D. Kanode and Anne L. Huffington, husband and wife, 38372 Hood Canal Drive
Northeast, Hansville, WA 98340,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to George Vesely and Iveta Vesely, a married couple

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

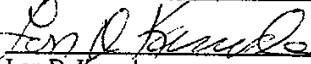
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lot 13, PLAT OF EASTGATE SOUTH

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"
attached hereto

Tax Parcel Number(s): P123919

Dated: 6-17-21


Lon D. Kanode


Anne L. Huffington

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2763

Jun 18 2021

Amount Paid \$7485.00

Skagit County Treasurer

By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-11735-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Lon D. Kanode and Anne L. Huffington is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 17 day of June, 2021

Peggy A. Land
Signature

Notary Public
Title

My appointment expires: June 16, 2025

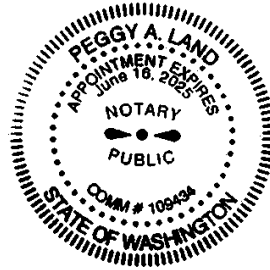


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 850 South 30th Street, Mount Vernon, WA 98274
Tax Parcel Number(s): P123919

Property Description:

Lot 13, "PLAT OF EASTGATE SOUTH", as per plat recorded January 6, 2006, under Auditor's File No. 200601060119, records of Skagit County, Washington.

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EXHIBIT B

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1. RESERVATION CONTAINED IN DEED

Executed by: W.M. Lindsey and Emma S. Lindsey, husband and wife

Recorded: April 17, 1902

Auditor's No.: 39602, Volume 44 of Deeds, page 499

As Follows:

Excepting and reserving all petroleum, gas, coal and other valuable minerals with right of entry to take and remove the same.

2. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 8-80

Recorded: May 30, 1980

Auditor's No.: 8005300116

3. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: May 10, 1991

Auditor's No.: 9105100035

4. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation

Dated: November 17, 2005

Recorded: December 5, 2005

Auditor's No.: 200512050116

Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

5. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named:

Plat/Subdivision Name: Eastgate South

Recorded: January 6, 2006

Auditor's No.: 200601060119

Statutory Warranty Deed
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Order No.: 21-11735-KH

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

6. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded October 27, 2017 as Auditor's File No. 201710270158 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.