202107060133
07/06/2021 03:32 PM Pages: 1 of 4 Fees: $106.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:

Thomas LaMonte
18582 Cascade Ridge Court
Mount Vernon, WA 98274

STATUTORY WARRANTY DEED

THE GRANTOR(S) William N. Hinderstein and Jessica J. Bell-Hinderstein, husband and wife, ,

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

in hand paid, conveys, and warrants to Thomas LaMonte, an unmarried man as his separate estate

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 1, of Short Plat No. 91-23 (aka Ptn. of 4-33-4E, W.M.)

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): P16300

Dated: 06/29/2021

William N. Hinderstein

Jessica J. Bell-Hinderstein

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-3070
Jul 06 2021
Amount Paid $14235.00
Skagit County Treasurer
By Heather Beauvais Deputy

UNOFFICIAL DOCUMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that William N. Hinderstein and Jessica J. Bell-Hinderstein is the persons who appeared before me, and said persons 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: 29th day of July, 2021

Theresa R Johnson
Signature

Notary
Title

My appointment expires: 4-29-23

THERESA R JOHNSON
COMMISSION EXPIRES
NOTARY
5781
PUBLIC
4-29-23
STATE OF WASHINGTON

UNOFFICIAL DOCUMENT

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 18582 Cascade Ridge Court, Mount Vernon, WA 98274
Tax Parcel Number(s): P16300

Property Description:

Lot 1, of Short Plat No. 91-23, as approved July 1, 1991, and recorded July 3, 1991, in Volume 9 of Short Plats, pages 382 and 383, under Auditor's File No. 9107030005, records of Skagit County, Washington, being a portion of Section 4, Township 33 North, Range 4 East, W.M.

UNOFFICIAL DOCUMENT

EXHIBIT B

21-10460-TJ

1. Reservations, provisions and/or exceptions contained in instrument executed by Skagit County, recorded May 21, 1934 in Vol. 164 of deeds, page 136, official records.

2. Reservations, provisions and/or exceptions contained in instrument executed by J.M. Sherrill and Nina V. Sherrill, husband and, recorded July 18, 1944 In Vol. 194 of deeds, Page 443, official records.

3. 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 Short Plat No. 91-023 recorded July 3, 1991 as Auditor's File No. 9107030005.

4. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to Keith S. Johnson, et ux recorded July 2, 1991 as Auditor's File No. 9107020145

5. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded July 9, 1991, as Auditor's File No. 9107090056.

6. Agreement, affecting subject property, regarding sewage system installation and the terms and provisions thereof between Keith Johnson and Skagit County, recorded January 9, 1992 as Auditor's File No. 9201090080.

7. Regulatory notice/agreement regarding Low Flow Mitigation Summary that may include covenants, conditions and restrictions affecting the subject property recorded May 11, 1998 as Auditor's File No. 9805110121 .

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.