

When recorded return to:
Mihai Szabo
3635 74th Ave SE
Mercer Island, WA 98040

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620048345

Escrow No.: 620048345

STATUTORY WARRANTY DEED

THE GRANTOR(S) Susan M. Westfeldt, an unmarried person, as her separate estate and Timothy V. Westfeldt, an unmarried person, as his separate estate and Jennifer E. Timmreck, a married woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Mihai Szabo, an unmarried person

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

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

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

PTN LTS 4 AND 5, BLK. 5, HILLCREST PARK ADDITION TO MOUNT VERNON

Tax Parcel Number(s): P53224 / 3730-005-005-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3157

Jul 12 2021

Amount Paid \$6901.00
Skagit County Treasurer
By Flora Cruz Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 8, 2021

Susan M. Westfeldt
Susan M. Westfeldt

Timothy V. Westfeldt by Susan M. Westfeldt, his attorney in fact
Timothy V. Westfeldt by Susan M. Westfeldt, his attorney in fact

Jennifer E. Timmreck by Susan M. Westfeldt, her attorney in fact
Jennifer E. Timmreck by Susan M. Westfeldt, her attorney in fact

State of OR
County of Jackson

I certify that I know or have satisfactory evidence that

Susan M. Westfeldt individually and as
* attorney 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. * For Timothy V. Westfeldt & Jennifer E. Timmreck

Dated: 7/9/21

[Signature]
Name: Kaydie Mae Sleezer Notary Public
Notary Public in and for the State of OR
Residing at: Jackson County
My appointment expires: 5/13/25



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P53224 / 3730-005-005-0005

THE SOUTH 50 FEET OF LOT 4 AND THE NORTH 20 FEET OF LOT 5, BLOCK 5, HILLCREST PARK ADDITION TO MOUNT VERNON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 8, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 Hillcrest Park Addition to Mount Vernon:

Recording No: 401635

2. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

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