

When recorded return to:

Jonathon N. Davis and Danielle Heckert
2220 Jacqueline Place
Mount Vernon, WA 98273

GNW 21-11932

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sandra Jensen and Charles Jensen, a married couple, 2507 River Vista Pl, Unit B, Mount Vernon, WA 98273,

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

in hand paid, conveys, and warrants to Danielle Hecker and Jonathon N. Davis, wife and husband

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 3, Souza's Addition

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): P54274

Dated: 7-19-21

S.J.J.
Sandra Jensen

Charles Jensen
Charles Jensen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3295

Jul 20 2021

Amount Paid \$8005.00
Skagit County Treasurer
By Josie L Bear Deputy

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Sandra Jensen and Charles Jensen 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: 19th day of July, 2021

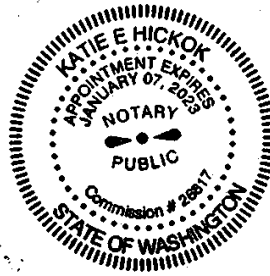


Signature

Notary

Title

My appointment expires: 1-7-23



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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 2220 Jacqueline Place, Mount Vernon, WA 98273
Tax Parcel Number(s): P54274

Property Description:

Lot 3, SOUZA'S ADDITION, according to the plat thereof, recorded in Volume 8 of Plats, page 70, records of Skagit County, Washington.

Situated in Skagit County, Washington

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EXHIBIT B
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1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)
5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)
9. Exceptions and reservations contained in Deed from the State of Washington recorded under Auditor's File Numbers 82660 and 82667, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights-of-way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in Deed referred to above.

10. 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

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following plat/short plat/survey named Souza's Addition recorded May 6, 1964 as Auditor's File No. 650186.

11. 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 on recorded March 16, 1966, as Auditor's File No. 680056.

12. RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, CONTAINED IN DEED TO OTHER LOTS IN SAID ADDITION WHICH MAY BE NOTICE OF A GENERAL PLAT FOR THE ENTIRE ADDITION, AS FOLLOWS:

This lot to be used for residential uses only. The ground floor area of the main structure, exclusive of one story porches and garages, shall be no less than 1,100 square feet for a one story dwelling, not less than 500 square feet of floor area. All residences to be of new construction. There shall only be single family dwellings per lot. TV reception shall be by underground cable only.