

When recorded return to:
Cameron Jones
701 North 18th Street
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048015

CHICAGO TITLE CO.
620048015

STATUTORY WARRANTY DEED

THE GRANTOR(S) Philip James Johnson and Alyssa Marie Powell, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Cameron Jones, an unmarried man

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 LT 3, "VIEW CREST ADDN, MOUNT VERNON, WASHINGTON"

Tax Parcel Number(s): P54686 / 3765-000-003-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3514

Jul 30 2021

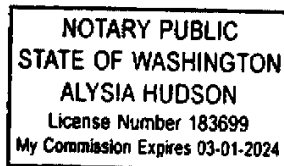
Amount Paid \$7045.00
Skagit County Treasurer
By Josie L Bear Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 23, 2021

Philip James JohnsonAlyssa Marie Powell
Alyssa Marie PowellState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Alyssa Marie Powell
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.Dated: July 27, 2021Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arington
My appointment expires: 03 01 2024

STATUTORY WARRANTY DEED
(continued)

Dated: July 23, 2021

Philip James Johnson
Philip James JohnsonAlyssa Marie PowellState of Washington
Port Orchard of Kitsap

I certify that I know or have satisfactory evidence that

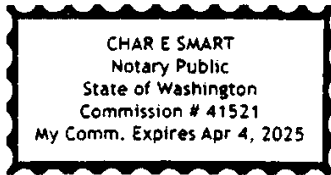
Philip James Johnson
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: 7/26/2021Char E Smart
Name: Char E Smart
Notary Public in and for the State of WA
Residing at: Pierce County
My appointment expires: 4-04-2025

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P54686 / 3765-000-003-0006

THE NORTH 1/2 OF LOT 3, "VIEW CREST ADDITION, MOUNT VERNON, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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

Recording Date: September 21, 1900
Recording No.: 34276

The Company makes no representations about the present ownership of these reserved and excepted interests.

2. 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 View Crest Addition, Mount Vernon, Washington:

Recording No: 560797

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