

When recorded return to:

Kay Adams
1015 South 20th Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3691

Aug 11 2021

Amount Paid \$6965.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620048603

Escrow No.: 245443714

STATUTORY WARRANTY DEED

THE GRANTOR(S) AnnaLiza Wilson and David Wilson, III, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Kay Adams, an unmarried person

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

For APN/Parcel ID(s): P54768 / 3766-003-019-0001

LOT 19, BLOCK 3, "ALBERT BALCH'S WEDGWOOD, AN ADDITION TO MOUNT VERNON, WA.", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

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

Tax Parcel Number(s): P54768 / 3766-003-019-0001

STATUTORY WARRANTY DEED
(continued)

Dated: August 3, 2021

AnnaLiza Wilson
AnnaLiza Wilson

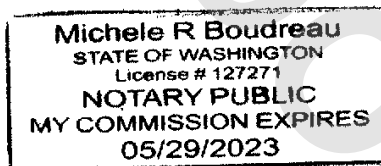
Nate RD
David Wilson, III

State of WASHINGTON
County of

I certify that I know or have satisfactory evidence that AnnaLiza Wilson and David Wilson, III are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 6, 2021

Michele R Boudreau
Name: MICHELE R BOUDREAU
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: May 29, 2023



SPECIAL EXCEPTIONS:

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon, Washington
Purpose: Sewer, together with rights of ingress and egress
Recording Date: January 25, 1955
Recording No.: 512247
Affects: Portion of said premises and other property

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: November 8, 1974
Recording No.: 809833
Affects: Portion of said premises and other property

Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: February 3, 1955
Recording No.: 512718

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 Albert Balch's Wedgwood an Addition to Mount Vernon, WA:

Recording No.: 507780

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

Snohomish County "Right to Farm" Disclosure Statement as recorded under Recording No. 201408080064.