

When recorded return to:

James B. Rogers and Susan A. Rogers
525 North Waugh Road
Mount Vernon, WA 98273
GNW 21-11621

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-3748
Aug 13 2021
Amount Paid \$10319.00
Skagit County Treasurer
By Heather Beauvais Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Raymond G. Padgett and Denise Padgett, husband and wife, 9885 Shadymill Avenue, Las Vegas, NV 89148,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to James B. Rogers and Susan A. Rogers, a married couple

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 32, PLAT OF HILLTOP HAVEN NO. 2

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): P83156

Dated: August 12, 2021
Raymond G. Padgett
Raymond G. Padgett
Denise Padgett
Denise Padgett

STATE OF WASHINGTON
COUNTY OF SKAGIT

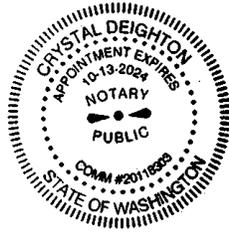
I certify that I know or have satisfactory evidence that Raymond G. Padgett and Denise Padgett is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 12 day of August, 2021

Crystal Deighton
Signature

Isaiah Assistant
Title

My appointment expires: 10-13-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 525 North Waugh Road, Mount Vernon, WA 98273
Tax Parcel Number(s): P83156

Property Description:

Lot 32, "PLAT OF HILLTOP HAVEN NO. 2", as per plat recorded in Volume 14 of Plats, Pages 2 and 3, records of Skagit County, Washington.

EXHIBIT B
21-11621-KH

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. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Hilltop Haven No. 2

Recorded: January 31, 1985

Auditor's No: 198501310022

10. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, CREED OR NATIONAL ORIGIN:

Statutory Warranty Deed
LPB 10-05

Order No.: 21-11621-KH

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Dated: July 18, 1986
Recorded: July 21, 1986
Auditor's No.: 198607210126

Said Covenants were rerecorded under Auditor's File No. 198707200074 to add additional lots to said Covenants.

11. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon
And: Ray Padgett and Denise Padgett
Dated: January 6, 1988
Recorded: January 28, 1988
Auditor's No: 8801280013

By said instrument, the City of Mount Vernon also acknowledged payment of \$600.00.

12. 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 Survey recorded July 17, 2017 as Auditor's File No. 201707170055.