

When recorded return to:

Christopher Thayer Crooker and Tiffany A. Crooker
1621 South 30th Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3816

Aug 18 2021

Amount Paid \$8432.20

Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620048599

Escrow No.: 620048599

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian W. Lathrom and Donnabell S. Lathrom, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Christopher Thayer Crooker and Tiffany A. Crooker, a married
couple

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

LOT 1, "LITTLE MOUNTAIN ADDITION, DIVISION II", ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 15 OF PLATS, PAGES 81 THROUGH 83, RECORDS OF SKAGIT
COUNT, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P102972 / 4601-000-001-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 3, 2021



Brian W. Lathrom



Donnabell S. Lathrom

State of Washington

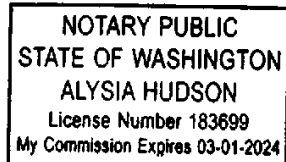
County of Skagit

I certify that I know or have satisfactory evidence that

Brian W. Lathrom and Donnabell S. Lathrom

is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/hers/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: August 16, 2021





Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 03.01.2024

EXHIBIT "A"
Exceptions

1. Reservations contained in Deed;

Recording Date: December 8, 1989
Recording No.: 8912080068
As Follows: Property shall not at any time be used for a retirement center or senior housing project
2. Power of Attorney and Agreement Regarding Formation of Local Improvement District, including the terms and conditions thereof; entered into;

By: Alvin Rainbolt and Judy Rainbolt
And Between: City of Mount Vernon
Recorded: August 18, 1992
Auditor's No. 9208180004, records of Skagit County, Washington
3. 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 Little Mountain Addition No. 2:

Recording No: 9305050045
4. Covenants, conditions and restrictions 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: September 21, 1993
Recording No.: 9309210090
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Assessments, if any, levied by City of Mount Vernon.
7. City, county or local improvement district assessments, if any.