

When recorded return to:

Samuel E. Riley and Sarah E. Riley  
214 Lilly Lane  
Mount Vernon, WA 98274

GNW 21-12256

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Epifanio Sedano, as his separate estate, ,

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

in hand paid, conveys, and warrants to Samuel E. Riley and Sarah E. Riley, a married couple

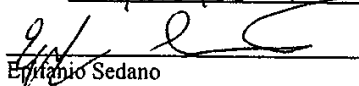
the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Lot 5, SP LU-05-078 (aka Ptn Lot 2, Timberline Div. 3)

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): P125013

Dated: 8/26/2021  
  
Epifanio Sedano

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3986  
Aug 27 2021  
Amount Paid \$10497.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

STATE OF WASHINGTON  
COUNTY OF SKAGIT

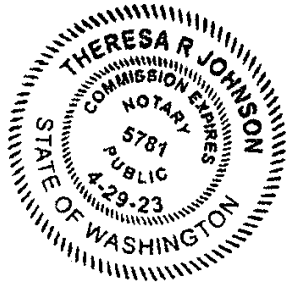
I certify that I know or have satisfactory evidence that Epifanio Sedano is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 26<sup>th</sup> day of August, 2021

*Theresa R Johnson*  
Signature

Notary  
Title

My appointment expires: 4-29-23



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 214 Lilly Lane, Mount Vernon, WA 98274  
Tax Parcel Number(s): P125013

**Property Description:**

That portion of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 22, Township 34 North, Range 4 East, W.M.;  
described as follows:

Lot 5 as delineated on Mount Vernon Short Plat No. LU-05-078, approved September 1, 2006 and recorded September 7, 2006, under Auditor's File No. 200609070075, records of Skagit County, Washington;

being a portion of Lot 2, "TIMBERLINE, DIVISION III", as per plat recorded in Volume 13 of Plats, page 79, records of Skagit County, Washington.

Situate in Skagit County, Washington

**EXHIBIT B**

21-12256-TJ

**1. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Timberline Division III  
Recorded: October 14, 1983  
Auditor's No.: 8310140034

**2. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Between: City of Mount Vernon  
And: Keith Johnson  
Dated: November 1, 1983  
Recorded: November 9, 1983  
Auditor's No.: 8311090022  
Affects: a portion of subject property see document for particulars

By said instrument the City of Mount Vernon also acknowledged payment of \$ 810.00.

**3. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: June 10, 2006  
Recorded: July 17, 2006  
Auditor's No.: 200607170157  
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
Area Affected: A portion of the subject property  
Affects: a portion of subject property see document for particulars

**4. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: LU-05-078  
Recorded: September 7, 2006  
Auditor's No.: 200609070075

**5. 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:**

Name: Legro and Associates, LLC  
Recorded: March 28, 2017  
Auditor's No.: 201703280046

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-12256-TJ

Page 4 of 5

UNOFFICIAL DOCUMENT

Order No.: 21-12256-TJ

Statutory Warranty Deed  
LPB 10-05

Page 5 of 5

---