

When recorded return to:
Elijah Erpenbach
23591 Main Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4214

Sep 13 2021

Amount Paid \$4645.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620049050

Escrow No.: 620049050

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bonnie Howard, an unmarried person, as her separate estate and Patricia J. Drogsvold, an unmarried person, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Elijah Erpenbach, an unmarried person

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 LTS 9-16, BLK 8 AND PTN LTS 1-6, BLK 9, THE PLAT OF TOWN OF MCMURRAY

Tax Parcel Number(s): P75094 / 4145-008-016-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 30, 2021

Bonnie Howard

Bonnie Howard

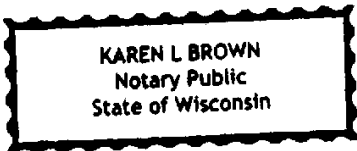
Patricia J. Drogsvold

Patricia J. Drogsvold

State of WISCONSIN
COUNTY of DANE

I certify that I know or have satisfactory evidence that
BONNIE HOWARD AND PATRICIA J DROGSVOLD
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: 09-01-2021



Karen L Brown
Name: KAREN L BROWN
Notary Public in and for the State of WISCONSIN
Residing at: 5609 Hempstead Rd Madison WI 53711
My appointment expires: 04-15-2025

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P75094 / 4145-008-016-0003

LOTS 9 THROUGH 16, INCLUSIVE, BLOCK 8 AND LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 9, ALL IN THE PLAT OF TOWN OF MCMURRAY, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 107, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THOSE PORTIONS OF VACATED WALNUT STREET ABUTTING THEREON WHICH HAVE REVERTED TO SAID PREMISES BY OPERATION OF LAW.

EXCEPT THE NORTH 190 FEET THEREOF AS MEASURED PARALLEL WITH THE NORTH LINE THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 Town of McMurray.

Recording No: 2361
2. Any irregularities, reservations, easements or other matters in the proceedings occasioning the abandonment or vacation of the street/road shown below:

Name: Walnut Street
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: April 7, 1983
Recording No.: 8304070018
Matters shown: Fence
4. Skagit County Planning & Development Services Letter of November 5, 2007 re: Conditional Use Permit PL99-0443;

Recording Date: November 15, 2007
Recording No.: 200711150099
5. Skagit County Planning & Permit Center, including the terms, covenants and provisions thereof;

Recording Date: October 8, 1999
Recording No.: 199910080008
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution system and appurtenances thereto
Recording Date: September 28, 1999
Recording No.: 199909280087
Affects: Portion of said premises
7. Plat Lot of Record Certification, including the terms, covenants and provisions thereof;

EXHIBIT "B"
Exceptions
(continued)

Recording Date: February 26, 2007 and November 13, 2007
Recording No.: 200702260201 and
Recording No.: 200711130190

8. Covenants, conditions, easements and restrictions, contained in the following instrument;

Recording Date: July 30, 2007
Recording No.: 200707300157

9. Skagit County Right to Manage Natural Resource Lands Disclosure and the terms and conditions thereof:

Recording Date: November 3, 2015
Recording No.: 201511030059

10. City, county or local improvement district assessments, if any.