

When recorded return to:

Sarah Binette and Ryan Fisher  
915 South 20th Street  
Mount Vernon, WA 98274

GNW 21-12848

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven A. Nguyen, as his separate estate, 10404 Bishops Gate, Oklahoma City, OK 73162,  
for and in consideration of **ten dollars and other valuable consideration**  
in hand paid, conveys, and warrants to Sarah Binette and Ryan Fisher, 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 15, Block 3, ALBERT BALCH'S WEDGWOOD

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): P54763

Dated: September 30, 2021

[Signature]  
Steven A. Nguyen

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4618

Oct 07 2021

Amount Paid \$6421.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-12848-KH

Page 1 of 4

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Steven A. Nguyen 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: 30 day of September, 2021

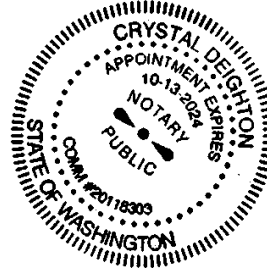
Crystal Deighla

Signature

Notary

Title

My appointment expires: 10-13-2024



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 915 South 20th Street, Mount Vernon, WA 98274  
Tax Parcel Number(s): P54763

**Property Description:**

Lot 15, Block 3, "ALBERT BALCH'S WEDGWOOD, AN ADDITION TO MOUNT VERNON, WN.", according to the plat recorded in Volume 7 of Plats, page 24, records of Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

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Page 3 of 4

**EXHIBIT B**

21-12848-KH

1. 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 Albert Balch's Wedgwood recorded October 11, 1954 as Auditor's File No. 507780.

2. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: February 3, 1955

Recorded: February 3, 1955

Auditor's No.: 512718

3. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Sewer pipe with right to enter said premises for repair and renewal

In Favor Of: City of Mount Vernon

Auditor's No: 512247

4. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Underground electric system

In Favor Of: Puget Sound Power & Light Company

Recorded: November 8, 1974

Auditor's No.: 809833