

When recorded return to:

Karl B. Serwold
21032 Little Mountain Road
Mount Vernon, WA 98274

GNW 21-12906

STATUTORY WARRANTY DEED

THE GRANTOR(S) Beverly B. Helton, as her separate estate, 1601 Grand Avenue, Mount Vernon, WA 98274,

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

in hand paid, conveys, and warrants to Karl Serwold, subject to marital status

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:
PTN NW NW, SEC 34-34N-4E

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): P29713

Dated: October 29, 2021

Beverly B. Helton
Beverly B. Helton

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5669

Dec 10 2021

Amount Paid \$12455.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-12906-KH

Page 1 of 4

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Beverly B. Helton 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: 29 day of October, 2021

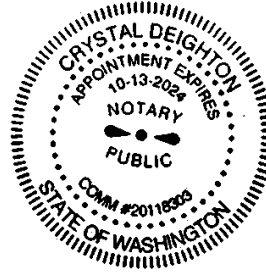
Crystal Deighton

Signature

Notary

Title

My appointment expires: 10-13-2024



Statutory Warranty Deed
LPB 10-05

Order No.: 21-12906-KH

Page 2 of 4

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 21032 Little Mountain Road, Mount Vernon, WA 98274
Tax Parcel Number(s): P29713

Property Description:

The West 900 feet of that portion of the Northwest 1/4 of the Northwest 1/4 of Section 34, Township 34 North, Range 4 East, W.M., lying Southerly of the Little Mountain-Big Lake County Road;

Except that portion conveyed to Skagit County for additional road right-of-way by deed recorded August 7, 1979, under Auditor's File No. 7908070052.

Situate in Skagit County, Washington.

EXHIBIT B

21-12906-KH

1. Reservations, provisions and/or exceptions contained in instrument executed by English Lumber Company, recorded October 25, 1934 as Auditor's File No. 265469.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

2. 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 Record of Survey for Roy Lee and Robert Helton recorded May 27, 2003 as Auditor's File No. 200305270356.

3. 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 Revision of Record of Survey for Roy Lee and Robert Helton recorded September 12, 2003 as Auditor's File No. 200309120214.

4. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded April 9, 2019, as Auditor's File No. 201904090021.

Statutory Warranty Deed
LPB 10-05

Order No.: 21-12906-KH

Page 4 of 4