

When recorded return to:
Christopher Sheu and Emmeline Sheu
579 Pleasant Bay Road
Bellingham, WA 98229

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620050149

CHICAGO TITLE CO.
620050149

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jason M. Biermann, an unmarreid person and Alessandra N. Durham, an unmarried person

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

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

LOT 4, BLOCK 12, MAP OF MILLETT'S ADDITION TO MOUNT VERNON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P134228 / 3741-012-004-0008

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5850

Dec 21 2021

Amount Paid \$9802.80
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

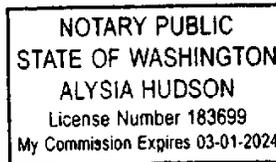
Dated: December 17, 2021

[Signature]
Jason M. Biermann
[Signature]
Alessandra N. Durham

State of Washington
County of Skagit
This record was acknowledged before me on 12 21 2021 by Jason M. Biermann.

[Signature]
(Signature of notary public)

Notary Public in and for the State of Washington
Residing at: Arlington
My commission expires: 03 01 2024



State of New Mexico
County of Dona Ana
This record was acknowledged before me on 12/17/2021 by Alessandra N. Durham.

[Signature]
(Signature of notary public)

Notary Public in and for the State of New Mexico
Residing at: 5839 Organ Peak Dr. Las Cruces, NM 88012
My commission expires: 03/18/2024



EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Map of Millett's Addition to Mt. Vernon:

Recording No: Volume 2, Page 63

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: May 14, 2018

Recording No.: 201805140115

Matters shown: Possible encroachment of a fence onto said premises along the Northerly line of Lot 4 by varying amounts

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Clinton Branum

Purpose: Exclusive use easement

Recording Date: June 23, 2020

Recording No.: 202006230053

Affects: Portion of said premises

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by Mt Vernon.
6. City, county or local improvement district assessments, if any.