

When recorded return to:
John Grillo and Tammy Grillo
1605 Hoag Road
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048955

CHICAGO TITLE
1020 048955

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ken M. Zahlis and Tasha R. Zahlis who also appears of record as Kenneth M. Zahlis and Natasha R. Zahlis , husband and wife

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

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.)

LT. 2, SP NO. MV-11-91 AND PTN GOVT 8, 8-34-4

Tax Parcel Number(s): P99555 / 340408-0-067-0200

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-108

Jan 11 2022

Amount Paid \$11209.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 28, 2021

[Signature]
Ken M. Zahlis
[Signature]
Natasha R. Zahlis

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Ken M. Zahlis and Natasha R. Zahlis
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: January 7, 2022

[Signature]
Name: Jennifer Brazil
Notary Public in and for the State of Washington
Residing at: Skagit County
My appointment expires: 7-25-2024



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P99555 / 340408-0-067-0200

LOT 2, CITY OF MOUNT VERNON SHORT PLAT NO. MV-11-91, APPROVED NOVEMBER 26, 1991, AND RECORDED DECEMBER 5, 1991, IN VOLUME 10 OF SHORT PLATS, PAGES 31 AND 32, UNDER AUDITOR'S FILE NO. 9112050009, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT 8, SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

TOGETHER WITH AN EASEMENT FOR ACCESS AND UTILITIES OVER THAT CERTAIN 40 FOOT STRIP OF LOTS 3, AS DELINEATED ON CITY OF MOUNT VERNON SHORT PLAT NO. MV-11-91, APPROVED NOVEMBER 26, 1991, AND RECORDED DECEMBER 5, 1991, IN VOLUME 10 OF SHORT PLATS, PAGES 31 AND 32, UNDER AUDITOR'S FILE NO. 9112050009, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Charles W. Hoag and Mikell J. Hoag, husband and wife
Purpose: Easement No. 1: For ingress, egress and utilities Easement No. 2: To take water from a well located on property adjoining on the East and to lay and maintain a pipe line to transport water from said well to the main tract herein conveyed.
Recording Date: October 21, 1968
Recording No.: 719536
Affects: Portion of said premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: The District Improvement No. 20
Purpose: Storm sewer
Recording Date: April 12, 1978
Recording No.: 877358
Affects: Portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: July 13, 1982
Recording No.: 8207130027
Affects: Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Allen D. Brown and Gwen E. Brown, husband and wife; and Robert W. Fisher and Gloria J. Fisher, husband and wife
Purpose: Easement for access, egress, installation and maintenance of underground gas line
Recording Date: June 11, 1992
Recording No.: 9206110056
Affects: Within Lots 1, 2 and 3 of Mount Vernon Short Plat No. MV-11-91
5. 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

EXHIBIT "B"

Exceptions
(continued)

the extent that said covenant or restriction is permitted by applicable law, as set forth on CITY OF MOUNT VERNON SHORT PLAT NO. MV-11-91:

Recording No: 9112050009

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: October 8, 1992
Recording No.: 9210080082
Affects: Northerly portion of said premises

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Carole L. Deltmann and Darin L. Gillis
Purpose: Access and Utilities
Recording Date: June 21, 1994
Recording No.: 9406210049
Affects: As shown on the face of said short plat

8. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "B"
Exceptions
(continued)

10. Assessments, if any, levied by City of Mount Vernon.