

When recorded return to:

Doroteo Rivera and Jennifer Rivera
1420 74th Street Southeast
Everett, WA 98203

GNW 22-14621

STATUTORY WARRANTY DEED

THE GRANTOR(S) David M. Lauter, as his separate estate, 1050 Larrabee Avenue, suite 104, PMB 748,
Bellingham, WA 98225,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Doroteo Rivera and Jennifer Rivera, husband and wife

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. Gov. Lot 9 - Section 19, Township 34 North, Range 4 East

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): P26529

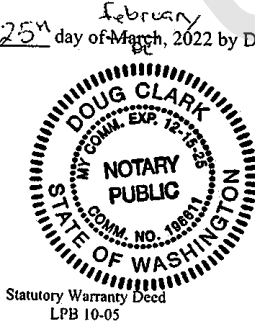
Dated: 2/25/22
David M. Lauter
David M. Lauter

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 25th day of February, 2022 by David M. Lauter.

Doug Clark
Signature
Notary Public
Title

My appointment expires: 12-16-25



Order No.: 22-14621-KH

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2022-790
Mar 01 2022
Amount Paid \$11387.00
Skagit County Treasurer
By Lena Thompson Deputy

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 507 North 1st Street, A-C, Mount Vernon, WA 98273
Tax Parcel Number(s): P26529

Property Description:

That portion of Government Lot 9 in Section 19, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point 1,616.77 feet North and 445 feet West from the Quarter section post between Sections 19 and 20, said Township and Range;
Thence West 214 feet;
Thence South 65 feet;
Thence East to a point directly South of the point of beginning;
Thence North to the point of beginning;

EXCEPT the East 30 feet for street purposes;

AND EXCEPT that portion of said premises lying and being Southwesterly of a line drawn parallel with and 65 feet distance Northeasterly, when measured at right angles, from the center line survey of Primary State Highway No. 1, Conway Junction to Junction PSH No. 1, North of Burlington.

Situated in Skagit County, Washington.

EXHIBIT B

22-14621-KH

1. A perpetual easement for ingress and egress to the street reserved by George P. Peck, his heirs, executors, administrators or assigns, over and across the South 5 feet of the subject property, recorded in Volume 123 of Deeds, page 384, reference to said record is made for further particulars.
2. Easement and right-of-way for sewer purposes granted to the City of Mount Vernon across "a Tract in Section 19, Township 34 North, Range 4 East, W.M.: Beginning 1485 feet North and 445 feet West of the East 1/4 corner of said Section 19; thence North 66.79 feet; thence West 214 feet; thence South 66.79 feet; thence East to the point of beginning", as near as possible to Great Northern Railway; said easement being dated November 15, 1930, recorded May 7, 1931 in Volume 157 of Deeds, page 491.
3. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded:
February 1, 1954
Auditor's No.:
497716