

When recorded return to:  
Lauren Michelle Broomall  
2006 E Broadway Street  
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

2150 North 107th St., Suite 310  
Seattle, WA 98133

CHICAGO TITLE COMPANY  
620050444

Escrow No.: 0233263-OC

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Kathleen Mary Bearden, 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 Lauren Michelle Broomall, an unmarried person

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

LOT 1, BLOCK 2, "ALBERT BALCH'S WEDGWOOD, AN ADDITION TO MOUNT VERNON, WN.,  
AS

PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 24, 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): P54729 / 3766-002-001-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-881

Mar 08 2022

Amount Paid \$8298.70  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 28, 2022

Kathleen Mary Bearden By:  
Patricia Pavlinac, her attorney in fact

Kathleen Mary Bearden

BY: Patricia Bearden Pavlinac, her attorney in fact

State of WACounty of King

I certify that I know or have satisfactory evidence that Patricia Bearden Pavlinac is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Kathleen Mary Bearden and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Mar 4, 2022

Christopher Maeng  
Name: Christopher Maeng  
Notary Public in and for the State of WA  
Residing at: Lynnwood  
My appointment expires: 6-14-24

Notary Public  
State of Washington  
Christopher Maeng  
Commission No. 20106112  
Commission Expires 06-14-24

## EXHIBIT "A"

### Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. 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 Plat of Albert Balch's Wedgwood, an Addition to Mount Vernon, WN: Recording No: 507780
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: City of Mount Vernon  
Purpose: Sewer pipe with right to enter said premises for repair and renewal  
Recording Date: January 25, 1955  
Recording No.: 512247  
Affects: Portion of said premises
3. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document  
Recording Date: February 3, 1955  
Recording No.: 512718
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: City of Mount Vernon, a municipal corporation of Skagit County, Washington  
Purpose: To construct, maintain, replace, reconstruct and remove drainage  
Recording Date: February 4, 1976  
Recording No.: 829604  
Affects: East 7 1/2 feet of said premises
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by Mt Vernon.
8. City, county or local improvement district assessments, if any.