

When recorded return to:

James H. Jennings and Brooke M. Writer  
908 South 18th Street  
Mount Vernon, WA 98274

GNW 22-14738

**STATUTORY WARRANTY DEED**THE GRANTOR(S) Christine M. Gibson, who acquired title as Christine M. Goodwin, as her separate estate, PO  
Box 1225, Pearce, AZ 85625,

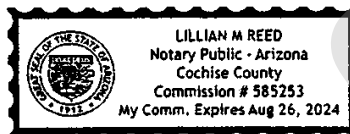
for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to James H. Jennings, an unmarried person and Brooke M. Writer, an  
unmarried person

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. Lots 2 & 3, Block 4, ALBERT BALCH'S WEDGWOODThis 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): P54778

Dated: 3/8/22Christine M. Gibson  
Christine M. GibsonSTATE OF WASHINGTON ~~ARIZONA~~  
COUNTY OF SKAGIT ~~COCHISE~~This record was acknowledged before me on 8 day of March, 2022 by Christine M. Gibson.Lillian M Reed  
SignatureNotary Public  
TitleMy appointment expires: 8-26-24SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-954

Mar 11 2022

Amount Paid \$7413.00  
Skagit County Treasurer  
By Lena Thompson DeputyStatutory Warranty Deed  
LPB 10-05

Order No.: 22-14738-KH

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**EXHIBIT A  
LEGAL DESCRIPTION**

**Property Address:** 908 South 18th Street, Mount Vernon, WA 98274  
**Tax Parcel Number(s):** P54778

**Property Description:**

The South 70 feet of Lot 2, and the North 20 feet of Lot 3, Block 4, "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.

**EXHIBIT B**

22-14738-KH

1. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: February 3, 1955

Recorded: February 3, 1955

Auditor's No.: 512718

2. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Sewer pipe with right to enter said premises for repair and renewal

In Favor Of: City of Mount Vernon

Auditor's No: 512247

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 Albert Balch's Wedgwood recorded October 11, 1954 as Auditor's File No. 507780.

4. Regulatory notice/agreement regarding Covenant and Agreement Regarding Accessory Dwelling Unit that may include covenants, conditions and restrictions affecting the subject property, recorded November 21, 2008 as Auditor's File No. 200811210008 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Statutory Warranty Deed  
LPB 10-05

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