

When recorded return to:

Ronald Dean Hill  
325 South 30th Street  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-1011

Mar 15 2022

Amount Paid \$9073.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

GNW 22-14838

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Shelly Kaye Langness and Stacey Jo Sides, each as their separate estate, 20067 Gina Marie Lane, Burlington, WA 98233,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Ronald Dean Hill, an unmarried man

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:  
Lot 39, Eastgate Addition, Plat No. 4

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): P83569 / 4509-000-039-0003

Dated: 03/14/2022

Shelly Kaye Langness  
Shelly Kaye Langness

Stacey Jo Sides  
Stacey Jo Sides

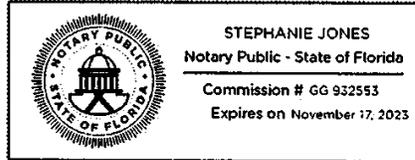
Florida  
STATE OF WASHINGTON  
COUNTY OF SKAGAM  
Pasco

This record was acknowledged before me on 14th day of March, 2022 by Shelly Kaye Langness, and ~~Steph~~  
Jo Sides. The signer provided a driver's license as proof of identification.

S. Jones  
Signature

Online Notary  
Title Florida

My appointment expires: 11/17/2023



Notarized online using audio-video communication

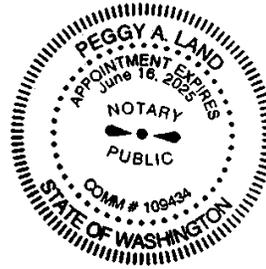
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 14<sup>th</sup> day of March, 2022 by Shelly Kaye Langress, and Stacey Jo Sides.

[Signature]  
Signature

[Signature]  
Title

My appointment expires: June 16, 2025



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 325 South 30th Street, Mount Vernon, WA 98274  
Tax Parcel Number(s): P83569

**Property Description:**

Lot 39, Eastgate Addition, Plat No. 4, according to the plat thereof, recorded in Volume 14 of Plats, Pages 72 and 73, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-14838-KH

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**EXHIBIT B**

22-14838-KH

1. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Eastgate Addition Plat No. 4

Recorded: April 28, 1989

Auditor's No.: 8904280033

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

2. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: May 2, 1989

Recorded: May 2, 1989

Auditor's No.: 8905020079

Executed By: Eastgate Associates, Inc., a Washington corporation.

3. Easement, affecting a portion of subject property for the purpose of Sewer Line including terms and provisions thereof granted to The City of Mount Vernon recorded November 6, 1990 as Auditor's File No. 9011060020