

When recorded return to:

Anne Rutledge  
13331 252nd Street Northeast  
Arlington, WA 98223

GNW 22-14994

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Charlotte Deidre Buzbee and Jay Webb Buzbee, wife and husband, 8735 Laurynwood Drive,  
Baton Rouge, LA 70808,

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

in hand paid, conveys, and warrants to Anne Rutledge, an unmarried woman

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 11, Block 4, Albert Balch's Wedgwood

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): P54786

Dated: 3/18/22

Charlotte Deidre Buzbee  
Charlotte Deidre Buzbee

Jay Webb Buzbee  
Jay Webb Buzbee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-1102

Mar 21 2022

Amount Paid \$8547.90  
Skagit County Treasurer  
By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-14994-KH

Page 1 of 4

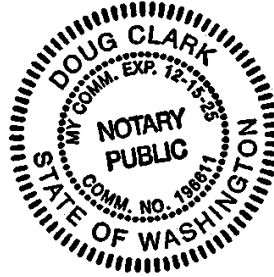
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 17<sup>th</sup> day of March, 2022 by Charlotte Deidre Buzbee and Jay Webb Buzbee.

Doug Clark  
Signature

Notary Public  
Title

My appointment expires: 12-15-25



Statutory Warranty Deed  
LPB 10-05

Order No.: 22-14994-KH

Page 2 of 4

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 1114 South 18th Street, Mount Vernon, WA 98274  
Tax Parcel Number(s): P54786

**Property Description:**

Lot 11, Block 4, ALBERT BALCH'S WEDGWOOD, AN ADDITION TO MOUNT VERNON, according to the plat thereof recorded in Volume 7 of Plats, page 24, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-14994-KH

Page 3 of 4

**EXHIBIT B**

22-14994-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. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Albert Balch's Wedgwood

Recorded: October 11, 1954

Auditor's No.: 507780

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".

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-14994-KH

Page 4 of 4