

**When recorded return to:**

Michael B. King Sr.  
719 N 18th Street  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20221372

Apr 04 2022

Amount Paid \$7365.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for Record at Request of  
Northwest Escrow, LLC  
Escrow Number: 22-1647

CHICAGO TITLE  
62-2051034

**Statutory Warranty Deed**

**THE GRANTORS** Michael E. Mailliard and Toni K. Mailliard, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Michael B. King Sr. and Ramona K. King, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

**LT 25. VIEW CREST NO. 3**

Tax Parcel Number(s): P104360 / 4608-000-025-0004

**LOT 25, VIEW CREST NO 3, AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGE 107,**  
**RECORDS OF SKAGIT COUNTY, WASHINGTON.**

**SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.**

**SUBJECT TO'S ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**

Dated March 31, 2022

Escrow No.: 22-1647

## Exhibit "A"

### Subject to:

Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: W.M. Lindsey etal  
Recording No.: 34276

Note: No determination has been made regarding the current ownership of said reserved rights.

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 the Plat of View Crest No. 3:

Recording No: 9309200043

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company, a Washington corporation  
Purpose: Underground electric transmission and / or distribution system  
Recording Date: January 27, 1994  
Recording No.: 9401270108  
Affects: Said premises

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Jerry Willins and Kathleen Willins, husband and wife, their heirs, successors and assigns  
Purpose: Storm drainage systems, lines and fixtures  
Recording Date: September 6, 1995  
Recording No.: 9509060018  
Affects: North 10 feet of said premises

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

City, county or local improvement district assessments, if any.

Assessments, if any, levied by City of Mount Vernon.

Michael E. Mailliard  
Michael E. Mailliard

Toni K. Mailliard  
Toni K. Mailliard

STATE OF Washington  
COUNTY OF Snohomish } ss:

I certify that I know or have satisfactory evidence that Michael E. Mailliard and Toni K. Mailliard

are the persons who appeared before me, and said persons acknowledged that they  
signed this instrument and acknowledge it to be their free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: 4/1/2022

ALL DONE  
Notary Public in and for the State of Washington  
Residing at WARRINGTON  
My appointment expires: 05-29-2022

