Skagit County Auditor, WA

When recorded return to: Shelley J. Kjos and Jeremy Kjos 2104 Sandalwood St Unit A Mount Vernon, WA 98274

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620050899

CHICAGO TITLE CO.

#### STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul S. Troupe, 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 Shelley J. Kjos and Jeremy Kjos, a married couple

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

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

Abbreviated Legal: (Required if full legal not inserted above.)

LT 9, "PARTINGTON PLACE DIVISION 1"

Tax Parcel Number(s): P100344 \ 4560-000-009-0008

Subject to:

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

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Affidavit No. 20221744 Apr 28 2022

Amount Paid \$6405.00 Skagit County Treasurer By Lena Thompson Deputy

### STATUTORY WARRANTY DEED

(continued)

Dated: April 18, 2022

Paul S. Troupe

State of

County of \_\_\_\_\_\_\_

This record was acknowledged before me on 0412 2022 by Paul S. Troupe.

Notary Public in and for the State of NUShing ton Residing at: WY IN MY TON My commission expires: 01012912073



# **EXHIBIT "A"**

**Legal Description** 

For APN/Parcel ID(s): P100344 \ 4560-000-009-0008

LOT 9, "PARTINGTON PLACE DIVISION 1", AS PER PLAT RECORDED IN VOLUME 14 OF PLATS AT PAGES 186 THROUGH 190, IN THE RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## **EXHIBIT "B"**

### **Exceptions**

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

Dated: December 4, 1990 Recorded: April 15, 1991

Auditor's No.: 9104150079, records of Skagit County, Washington

In favor of: Puget Sound Power and Light Company

For: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system together with the right to remove brush trees and landscaping which may constitute a danger to said

lines

Affects: The exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved plat

2. 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 ARTINGTON PLACE DIVISION 1:

Recording No: 9108070007

3. Covenants, conditions, restrictions and easements 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: September 13, 1991

Recording No.: 9109130093

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 12, 1991 Recording No.: 9112120049

- Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
- 5. City, county or local improvement district assessments, if any.

# **EXHIBIT "B"**

Exceptions (continued)

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

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.07.22

WA-CT-FNRV-02150.620019-620050899

Form 22P Skagit Right-to-Manage Disclosure Rev. 10/14 Page 1 of 1

### SKAGIT COUNTY RIGHT-TO-MANAGE NATURAL RESOURCE LANDS DISCLOSURE

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

RIGHT-10-MANAGE

RIGHT-10-MANAGE

NATURAL RESOURCE LANDS DISCLOSU

oetween _	Shelley J. Kjos	· , , , ,	Jeremy Kjos		("Buyer")
	Buyer		Buyer		
and <u> </u>	Paul S Troupe	<u> </u>	Seller		("Seller")
concerning	307 S 27th S	Street	Mount Vernon	WA 98274	(the "Property")
	Address		City	State Zip	(
noi ma ext noi as pre nee Ma In inc	n-resource uses by arise from the braction with ass ise, and odor. Sk a priority use or bepared to accep bessary Natural anagement Practi the case of min bluding extraction merals. If you	and may be inconveruse of chemicals; ociated activities, wagit County has est an designated Natural such incompatibili Resource Land operiors and local, Statemeral lands, application, washing, crushing,	ation might be mad stockpiling, blasting designated NR Lai	comfort to area re- cruning, harvesting generates traffic, of ource management and area resident is or discomfort to rmed in compliant e for mining-relating, transporting and	sidents. This g or mineral dust, smoke, nt operations ts should be from normal, ce with Best led activities I recycling of
Auditor's of	ffice in conjunctio	on with the deed con	losing Agent to recovering the Property		
<del>_</del>	Kjos_	03/29/2022		1	3-29-2
Buyer		Date	Seller /		Date
- Authentisier 7 <sub>0 K</sub> esse 1	y Kjos	02/20/2022			
/C/ C/N	y 八 <i>10</i> 5	03/29/2022			
Buyer	<u>-                                    </u>	Date	Seller		Date