

POOR ORIGINAL

When recorded return to:

Keith Allen Tompkins  
1505 Skagit Street  
Mount Vernon, WA 98274

GNW 22-15332

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Gerry Bob Cunningham and Myldred Marie Cunningham, husband and wife, 1505 Skagit Street, Mount Vernon, WA 98274,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Keith Allen Tompkins, 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:  
Ptn. Tracts 20 and 21, Skagit Addn.

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): P54255

Dated: May 11, 2022Gerry Bob Cunningham  
Gerry Bob CunninghamMyldred Marie Cunningham  
Myldred Marie CunninghamSKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222013

May 16 2022

Amount Paid \$9340.00

Skagit County Treasurer  
By Lena Thompson DeputyStatutory Warranty Deed  
LPB 10-05

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 11 day of May, 2022 by Gerry Bob Cunningham and Myldred Marie Cunningham.

[Signature]  
Signature

[Signature]  
Title

My appointment expires: 10-13-2024



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

Property Address: 1505 Skagit Street, Mount Vernon, WA 98274  
Tax Parcel Number(s): P54255

**Property Description:**

TRACT 20 AND THE WEST 30 FEET OF TRACT 21, SKAGIT ADDITION TO MOUNT VERNON, AS PER  
PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 48, RECORDS OF SKAGIT COUNTY,  
WASHINGTON. ;

EXCEPT THE NORTH 35.4 FEET OF SAID TRACT 20

AND EXCEPT THE NORTH 35.4 FEET OF SAID TRACT 21.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Statutory Warranty Deed  
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**EXHIBIT B**

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10. 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:

Name: Skagit Addition to Mount Vernon

Recorded: August 12, 1946

Auditor's No.: Vol. 5 of Plats Pg. 48

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

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