

When recorded return to:

Florence Irene Rose-Banks and Dustin James Rose  
3401 Terra Lane, A  
Mount Vernon, WA 98274

GNW 22-15288

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Will Wakefield, as his separate estate, 2792 Culloden Avenue, Henderson, NV 89044,

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

in hand paid, conveys, and warrants to Florence Irene Rose-Banks, an unmarried person and Dustin James Rose, an unmarried person

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:  
Section 21, Township 34 North, Range 4 East; Ptn. SE SE (aka Lot 1, Short Plat No. 2-97)

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): P27492

Dated: 05/25/2022

Will Wakefield  
Will Wakefield

~~STATE OF WASHINGTON~~ Florida  
~~COUNTY OF SKAGIT~~ Polk

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222455

Jun 14 2022

Amount Paid \$12722.00

Skagit County Treasurer

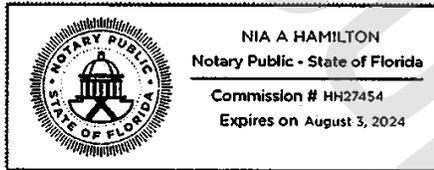
By Lena Thompson Deputy

This record was acknowledged before me on 25th day of May, 2022 by Will Wakefield.

Nia A Hamilton  
Signature

who produced driver license as identification.

Nia A Hamilton Online Notary  
Title



My appointment expires: 08/03/2024  
HH27454

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-15288-KH

Page 1 of 3

Notarized online using audio-video communication

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 3401 Terra Lane, Mount Vernon, WA 98274  
Tax Parcel Number(s): P27492

**Property Description:**

Lot 1 of Mount Vernon Short Plat No. 2-97, approved January 28, 1998, recorded January 29, 1998 In Volume 13 of Short Plats, page 91, under Auditor's File No. 9801290010, records of Skagit County, Washington, and being a portion Of the Southeast 1/4 of the Southeast 1/4 of Section 21, Township 34 North, Range 4 East, W.M.

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-15288-KH

Page 2 of 3

**EXHIBIT B**

22-15288-KH

1. Reservations, provisions and/or exceptions contained in instrument executed by W.M. Lindsey and Emma A. Lindsey, his wife, recorded April 17, 1902 as Auditor's File No. 39602.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

2. Easement, including terms and provisions thereof affecting a portion of subject property for the purpose of Water line, in favor of Public Utility District No.1 of Skagit County, recorded April 1, 1955 as Auditor's File No. 515497.
3. Said instrument was modified by instrument recorded under Auditor's File No. 8703270063.
4. Easement, affecting a portion of subject property for the purpose of Ingress and egress for roadway and utilities including terms and provisions thereof granted to Gerhard O. Wolden and Annette I. Wolden, husband and wife recorded July 24, 1970 and August 30, 1967 as Auditor's File No. 741531 and 703837
5. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. MV-2-97 recorded January 29, 1998 as Auditor's File No. 9801290010.
6. Easement, including terms and provisions thereof affecting a portion of subject property for the purpose of Utilities, in favor of Public Utility District No.1 of Skagit County, recorded January 13, 2014 as Auditor's File No. 201401130106.

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-15288-KH

Page 3 of 3