

When recorded return to:

Rachel J. Pellham and Rich D. Pellham
2001 N. 33rd PL
Mount Vernon, WA 98273
GNW 22-15854

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gerald Lynn Barnholt and Barbara Lynn Barnholt, husband and wife, ,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Rachel J. Pellham and Rich D. Pellham, a married couple

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 31, Eastwind

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): P80972

Dated: June 16, 2022

Gerald Lynn Barnholt
Gerald Lynn Barnholt

Barbara Lynn Barnholt
Barbara Lynn Barnholt

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222566

Jun 22 2022

Amount Paid \$5605.00

Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15854-TJ

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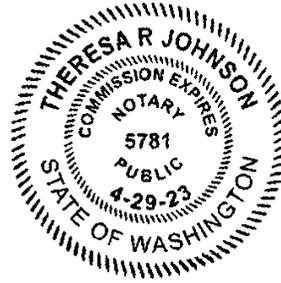
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 16th day of June, 2022 by Gerald Lynn Barnholt and Barbara Lynn Barnholt.

Theresa R Johnson
Signature

Notary
Title

My appointment expires: 4-29-23



Statutory Warranty Dced
LPB 10-05

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 2001 North 33rd Place, Mount Vernon, WA 98273
Tax Parcel Number(s): P80972

Property Description:

Lot 31, "PLAT OF EASTWIND," as per plat recorded in Volume 12 of Plats, pages 31 and 32, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Statutory Warranty Deed
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EXHIBIT B

22-15854-TJ

1. Reservation contained in deed from the State of Washington recorded under Auditor's File No. 67757, in Volume 74 of Deeds, page 221, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and their 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.

2. 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: October 15, 1979
Recorded: October 16, 1979
Auditor's No.: 7910160026
Executed By: Pan West, Inc.

We note that no specific property description was included with said covenants; being described only as Eastwind Addition.

3. 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: December 14, 1981
Recorded: December 15, 1981
Auditor's No.: 8112150040
Executed By: Pan West, Inc., a Washington corporation

4. 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 Eastwind recorded October 23, 1978 as Auditor's File No. 889957.

5. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND PROVISIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation and Robert E. Blackburn and Anne M. Blackburn
Recorded: March 1, 1988
Auditor's No.: 8803010033

6. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Underground telephone lines, etc.
In Favor of: Continental Telephone Company of the Northwest
Recorded: March 4, 1977
Auditor's No.: 851951
Affects: The South 6 feet of lots 1, 18, 51, 52, 53 and Tract A

Statutory Warranty Deed
LPB 10-05