

When recorded return to:

Jeff Shelton and Sandra Shelton
634 North Waugh Road
Mount Vernon, WA 98273

GNW 22-15639

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey R. Sass and Jodi C. Sass, husband and wife, 1231 185th Avenue Northeast, Bellevue, WA 98008,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Jeff Shelton and Sandra Shelton, husband and wife

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 17, PLAT OF HILLTOP HAVEN NO. 2

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): P83140

Dated: 07/21/2022

Jeffrey R. Sass
Jeffrey R. Sass

Jodi C. Sass
Jodi C. Sass

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223070

Jul 26 2022

Amount Paid \$9589.20
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15639-KJH

Page 1 of 5

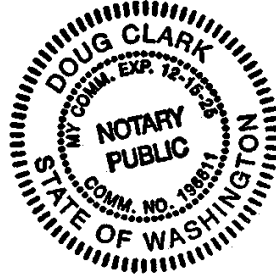
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 2nd day of June, 2022 by Jeffrey R. Sass and Jodi C. Sass.

Doug Clark
Signature

Notary Public
Title

My appointment expires: 12-15-25



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 634 North Waugh Road, Mount Vernon, WA 98273
Tax Parcel Number(s): P83140

Property Description:

Lot 17, "PLAT OF HILLTOP HAVEN NO. 2", as per plat recorded in Volume 14 of Plats, pages 2 and 3, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15639-KH

Page 3 of 5

EXHIBIT B

22-15639-KH

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

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:

Plat/Subdivision Name: Hilltop Haven No. 2

Recorded: January 31, 1985

Auditor's No: 198501310022

11. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, CREED OR NATIONAL ORIGIN:

Dated: July 18, 1986

Statutory Warranty Deed
LPB 10-05

Recorded: July 21, 1986

Auditor's No.: 198607210126

Said Covenants were rerecorded under Auditor's File No. 198707200074 to add additional lots to said Covenants.

12. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon

And: Nordic Construction

Recorded: April 29, 1986

Auditor's No: 8604290044

By said instrument, the City of Mount Vernon also acknowledged payment of \$600.00.