

When recorded return to:
Mallory D. Higgins
210 N 17th Street
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245452344

**INSURED BY
CHICAGO TITLE
620050917**

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven A. Acero and Shelley Acero, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Mallory D. Higgins, an unmarried woman

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

LOT 1, PLAT OF HIGHLAND GLEN DIV. NO.3, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 12 OF PLATS, PAGE 13, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P80701 / 4374-000-001-0009

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223210

Aug 05 2022

Amount Paid \$6805.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 28, 2022

SA

Steven A. Acero

SA

Shelley Acero

State of Washington

County of Whatcom

This record was acknowledged before me on August 2, 2022 by Steven A. Acero and Shelley Acero.

Michele R Boudreau

(Signature of notary public)

Notary Public in and for the State of WA
My appointment expires: May 29, 2023

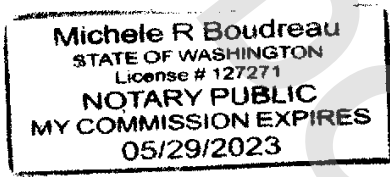


EXHIBIT "A"
Exceptions

1. 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 the Plat of Highland Glen Div. No. 3:
Recording No: 877589
2. Agreement and the terms and conditions thereof:
Executed by: Highland Properties and City of Mount Vernon
Recording Date: September 7, 1978
Recording No.: 886954
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.