

When recorded return to:

Scott Timothy Sevin and Anne C B Sevin
4110 Apache Drive
Mount Vernon, WA 98273

GNW 22-16786

STATUTORY WARRANTY DEED

THE GRANTOR(S) David K. Farnsworth and Tressa F. Farnsworth, husband and wife, 7287 1st Street, Concrete, WA 98237,

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

in hand paid, conveys, and warrants to Scott Timothy Sevin and Anne C B Sevin, 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.

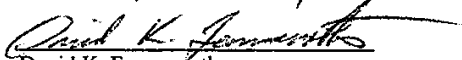
Abbreviated legal description: Property 1:

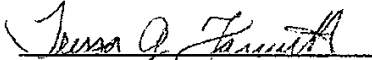
Ptn. Lot 87 (aka Lot 87B, Short Plat No. 16-79) and Lot 88, Thunderbird East 1st Addn.

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): P81855 and P80841

Dated: September 16, 2022


David K. Farnsworth


Tressa G. Farnsworth

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223872

Sep 20 2022

Amount Paid \$8503.40
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16786-KH

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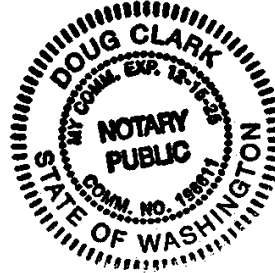
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 16th day of September, 2022 by David K. Farnsworth and Tressa G. Farnsworth.

Doug Clark
Signature

Notary Public
Title

My commission expires: 12-15-25



Statutory Warranty Deed
LPB 10-05

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 4110 Apache Drive, Mount Vernon, WA 98273
Tax Parcel Number(s): P81855 and P80841

Property Description:

Parcel "A":

Lot 88, "THUNDERBIRD EAST FIRST ADDITION", according to the plat thereof recorded in Volume 12 of Plats, pages 20 through 22, records of Skagit County, Washington.

Parcel "B":

Lot 87B, Mount Vernon Short Plat No. 16-79, approved December 12, 1979, and recorded December 17, 1979, in Volume 4 of Short Plats, page 14, under Auditor's File No. 7912170025, records of Skagit County, Washington; being a portion of Lot 87 of the plat of "THUNDERBIRD EAST SECOND ADDITION", as per plat recorded in Volume 12 of Plats, pages 80 and 81, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

22-16786-KH

10. 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 Thunderbird East First Addition recorded July 6, 1978, as Auditor's File No. 882890.

11. Reservations, provisions and/or exceptions contained in instrument, executed by Keith S. Johnson and Alison R. Johnson, husband and wife, and Island Savings and Loan Association, dated September 5, 1978, recorded September 7, 1978, as Auditor's File No. 886974.

12. STANDARD PARTICIPATION CONTRACT, INCLUDING TERMS AND CONDITIONS THEREOF:
Between: City of Mount Vernon, a Municipal Corporation And: James E. Sorensen and Christine S. Sorensen
Dated: September 16, 1991 Recorded: September 18, 1991 Auditor's No.: 9109180019 Providing: Right to connect subject property to City sewer

13. 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. 16-79 recorded December 17, 1979 as Auditor's File No. 7912170025.