

When recorded return to:

Jeremy Moselle and Heather Noelle Moselle  
412 Rose Court  
Mount Vernon, WA 98273

GNW 22-17185

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ian Miranda and Hannah Looney, husband and wife, 2026 Fowler Place, Mount Vernon, WA 98274,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Jeremy Moselle and Heather Noelle Moselle, 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 I:  
Lot 22, Hilltop Haven Div. No. III

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): P83637

Dated: 11/15/22  
[Signature]  
Ian Miranda  
[Signature]  
Hannah Looney

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20224642  
Nov 18 2022  
Amount Paid \$9783.22  
Skagit County Treasurer  
By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

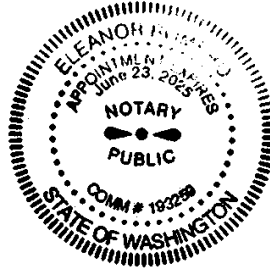
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 15<sup>th</sup> day of November, 2022 by Ian Miranda and Hannah Looney.

Eleanor Plumer  
Signature

Notary  
Title

My commission expires: 6/23/2025



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 412 Rose Court, Mount Vernon, WA 98273  
Tax Parcel Number(s): P83637

**Property Description:**

Lot 22, "PLAT OF HILLTOP HAVEN DIV. NO. III," as per plat recorded in Volume 14 of Plats, pages 78 and 79, 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**

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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 Div. No. III  
Recorded: July 14, 1989  
Auditor's No: 8907140039

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statutory Warranty Deed

LPB 10-05

Statement” or “Resale Certificate”.

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

Dated: May 21, 1989

Recorded: July 14, 1989

Auditor's No.: 8907140041

Executed By: MVC Investors

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Recorded: May 18, 1992

Auditor's No.: 9205180008