

When recorded return to:

Madison B. Bowen and Jake M. Johnson

207992-LT

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **Phoebe Marie Hinton and Nicholas Henry Ferguson, a married couple**

for and in consideration of **FOUR HUNDRED EIGHTY SIX THOUSAND AND 00/100 Dollars (\$486,000.00)**

in hand paid, conveys, and warrants to **Madison B. Bowen, an unmarried person, and Jake M. Johnson, an unmarried person, each as their separate property**

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

**For Full Legal See Attached "Exhibit A"**

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

Lot 17, Patchens First Add. to Mount Vernon

Tax Parcel Number(s): 3751-000-017-0006/P54085

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown Land Title Company's Preliminary Commitment No. 207992-LT.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20235120

Jan 06 2023

Amount Paid \$7781.00

Skagit County Treasurer

By Lena Thompson Deputy

(attached to Statutory Warranty Deed)

<sup>S NRS</sup>  
Dated: January 6, 2023

  
\_\_\_\_\_  
Phoebe Marie Hinton

  
\_\_\_\_\_  
Nicholas Henry Ferguson

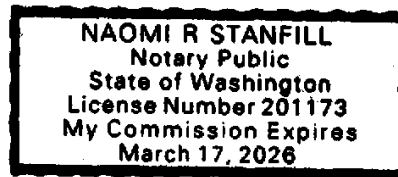
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 5<sup>th</sup> day of January, 2023 by Phoebe Marie Hinton and Nicholas Henry Ferguson.

  
\_\_\_\_\_  
Signature

Notary  
\_\_\_\_\_  
Title

My commission expires: 03-17-26



**Exhibit A**

Lot 17, "PATCHENS FIRST ADDITION TO MOUNT VERNON," as per plat recorded in Volume 6 of Plats, page 1, records of Skagit County, Washington.

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