

When recorded return to:
Michael J. Dillon and Daniel R. Walker
777 Southview Drive
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620053414

CHICAGO TITLE

620053414

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235342

Jan 31 2023

Amount Paid \$7765.00

Skagit County Treasurer
By Josie Bear Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jason Steven Flavell, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Michael J. Dillon and Daniel R. Walker, a married couple

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

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

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

LT 33, PLAT OF WEST VIEW

Tax Parcel Number(s): P120526 / 4818-000-033-0000

Subject to:

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


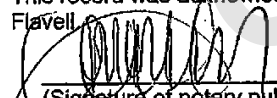
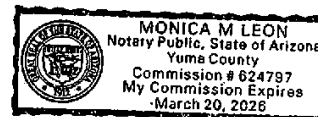
STATUTORY WARRANTY DEED
(continued)Dated: 1/25/2023
Jason Steven Flavell
Nicole FlavellState of Arizona
County of YumaThis record was acknowledged before me on 1/25/2023 by Jason Steven Flavell and Nicole Flavell.
(Signature of notary public)
Notary Public in and for the State of Arizona
My commission expires: 3/20/2026

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P120526 / 4818-000-033-0000

LOT 33, PLAT OF WEST VIEW, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 4 2003,
UNDER AUDITOR'S FILE NO. 200306040117, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 6, 2002
Recording No.: 200209060017
Affects: Portion of said premises
2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: June 4, 2003
Recording No.: 200306040116
3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: The Plat of West View Homeowners Association, its successors and assigns
Recording Date: June 4, 2003
Recording No.: 200306040116
4. 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 West View:

Recording No: 200306040117
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.