

When recorded return to:

Bradley W. Watson, Trustee of Trust For Benefit of Bradley W. Watson under Revocable Living Trust Agreement for Edward J. Watson Jr. and Sara H. Watson dated May 4, 2012
820 Cleveland Avenue
Mount Vernon, WA 98273

GNW 22-17441

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bradley W. Watson and Debra S. Gudmundsson, Successor Co-Trustees of the Edward J. Watson, Jr., and Sara H. Watson Revocable Living Trust, UID dated May 4, 2012, 820 Cleveland Avenue, Mount Vernon, WA 98273,

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

in hand paid, conveys, and warrants to Bradley W. Watson, Trustee of Trust For Benefit of Bradley W. Watson under Revocable Living Trust Agreement for Edward J. Watson Jr. and Sara H. Watson dated May 4, 2012

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:
Lots 5-8. Block 1, Riverside add to Mount Vernon

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): P54138

Dated: 2-6-23

Revocable Living Trust Agreement for Edward J. Watson, Jr and Sara H. Watson dated May 12, 2012

By: [Signature]
Bradley Watson, Trustee

By: [Signature]
Debra Gudmundsson, Trustee

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20235457
Date 02/13/2023

Statutory Warranty Deed
LPB 10-05

Order No.: 22-17441-KH

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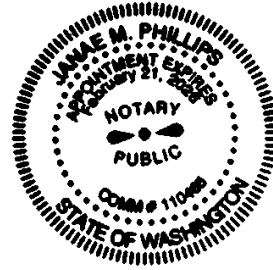
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 16th day of February, 2023 by Bradley Watson and Debra Gudmundsson, Trustees of Revocable Living Trust Agreement for Edward J. Watson, Jr and Sara H. Watson dated May 12, 2012.

Signature

Title

My commission expires: 2-21-26



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 820 Cleveland Avenue, Mount Vernon, WA 98273
Tax Parcel Number(s): P54138

Property Description:

Lots 5, 6, 7 and 8, Block 1, "Riverside Addition to the Town of Mount Vernon", according to the Plat thereof, recorded in Volume 3 of Plats, page 24, records of Skagit County, Washington,

TOGETHER WITH the South half of vacated alley that reverted thereto by operation of law.

Situated in Skagit County, Washington.

EXHIBIT B

22-17441-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 Riverside Addition to the Town of Mount Vernon recorded July 9, 1888 in Volume 3 of Plats, page 24 (includes 2-46, and 2-78).
11. Agreement, affecting subject property, regarding Parking Agreement and the terms and provisions thereof between Seattle-First National Bank, a national banking association and Mount Vernon Properties, Inc., recorded June 16, 1965 as Auditor's File No. 667646.
12. Private rights of access and utilities, if any, over vacated streets lying within the subject property. Ordinance #1488 reserves to the City of Mount Vernon an easement for utilities over and across vacated alley.