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02/28/2023 12:31 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235624

Feb 28 2023

Amount Paid \$10274.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 22-16124

When recorded return to:

Adam Bowler
120 North 5th Street 23615 Jordan Rd
Mount Vernon, WA 98273
Arlington 98223

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ben Nielsen and Kyla Nielsen, husband and wife, 16921 Dike Road, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Adam Bowler, an unmarried person

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 3 and 4, Block 19, Vernon Heights Addn. to Mt. 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): P54584

Dated: 2-27-23

Ben Nielsen
Ben Nielsen

Kyla Nielsen
Kyla Nielsen

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16124-TJ

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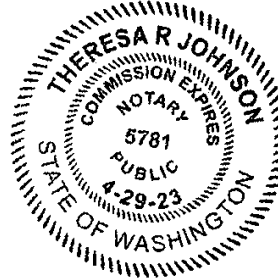
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 27th day of February, 2023 by Ben Nielsen and Kyla Nielsen.

Theresa R Johnson
Signature

Notary
Title

My commission expires: 4-29-23



Statutory Warranty Deed
LPB 10-05

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 120 North 5th Street, Mount Vernon, WA 98273

Tax Parcel Number(s): P54584

Property Description:

Lots 3 and 4, Block 19, "VERNON HEIGHTS ADDITION TO MT. VERNON, SKAGIT CO., WASH.", as per plat recorded in Volume 2 of Plats, page 108, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

22-16124-TJ

1. 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: Name: Vernon Heights Addition to Mt. Vernon Recorded: March 2, 1891 Auditor's No.: Volume 2 of Plats, Page 108

2. Easement, affecting a portion of subject property for the purpose of Sewer including terms and provisions thereof granted to Ben Lambers recorded July 8, 1938 as Auditor's File No. 303779

Statutory Warranty Deed
LPB 10-05

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