

When recorded return to:

Jennifer Brown
2815 East Section Street, B
Mount Vernon, WA 98274
GNW 23-17629SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235752

Mar 10 2023

Amount Paid \$12196.40
Skagit County Treasurer
By Lena Thompson Deputy**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ashley Gee, as her separate estate, 12304 Orange Grove Drive, Jacksonville, FL 32223,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Jennifer Brown, an unmarried individual

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. pg. 2

Abbreviated legal description: Property 1: Lot 8, View Crest Addn.

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): P54692

Dated: 03/06/2023

Ashley Gee

Ashley Gee

Andrew Zerick

Andrew Zerick

STATE OF WASHINGTON
COUNTY OF SKAGITThis record was acknowledged before me on 6 day of March, 2023 by Ashley Gee and Andrew Zerick.Kyle Beam
Signature

Notary

Title

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2023

My commission expires: 09/11/2023

This notarial act involved the use of communication technology

Statutory Warranty Deed
LPB 10-05

Order No.: 23-17629-KH

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1730 East Highland Avenue, Mount Vernon, WA 98273
Tax Parcel Number(s): P54692

Property Description:

Lot 8, "VIEW CREST ADDITION," according to the plat recorded in Volume 7 of Plats, page 80, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
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EXHIBIT B

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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 View Crest Addition recorded January 17, 1958 as Auditor's File No. 560797.

11. **RESERVATIONS CONTAINED IN DEED**

Executed by: W.M. Lindsey and Emma S. Lindsey

Recorded: September 21, 1900

Auditor's No: 34276

As Follows:

Said mineral rights are now vested in Skagit County through foreclosure of delinquent taxes and issuance of tax deed dated December 15, 1920 and recorded December 30, 1920, under Auditor's File No. 146781, in Volume 6 of Mining Claims, page 567.

12. Easement, affecting a portion of subject property for the purpose of The right to lay, maintain, operate, relay and remove at any time, a sewer pipe for the transportation of sewage, and if necessary to erect, maintain, operate and remove said sewer pip, with right of ingress and egress to and from the same, on, over and through a tract of land including terms and provisions thereof granted to City of Mount Vernon recorded November 18, 1988 as Auditor's File No. 8811180017

13. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded March 5, 1991, as Auditor's File No. 9103050065.

14. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded January 4, 1993, as Auditor's File No. 9301040086.

Statutory Warranty Deed
LPB 10-05

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