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05/02/2023 08:41 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

When recorded return to:
Brayden Zender and Andrew Moore
5890 Laurel Meadows Drive
Bellingham, WA 98226

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236334
May 01 2023
Amount Paid \$10630.00
Skagit County Treasurer
By Lena Thompson Deputy

Escrow Number: 2022-45539-BEL

Filed for Record at the request of: Aegis Land Title Group

STATUTORY WARRANTY DEED

THE GRANTOR(S), Jeffery C. Ottesen, Trustee of Jeffery C. Ottesen and Dina J. Ottesen Trust dated November 9, 2016, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys, and warrants to Brayden Zender, an unmarried person, and Andrew Moore, an unmarried person, the following described real estate, situated in the County of Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE **EXHIBIT "A"** ATTACHED HERETO AND MADE A PART HEREOF.

Subject to: 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, and including the attached **Exhibit "B"**

Abbreviated Legal: Lots 1, 2 and North 1/2 of 3, Block 6, Papes Addn.
to Mount Vernon
Tax Parcel Number(s): P54045

Dated: 04/27/2023

Jeffery C. Ottesen and Dina J. Ottesen Trust dated November 9, 2016

By: Jeffery C. Ottesen
Jeffery C. Ottesen, Trustee

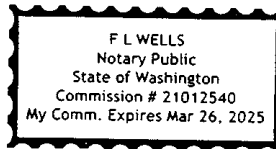
STATE OF WASHINGTON

COUNTY OF KING Skagit

Signed and sworn to (or affirmed) before me on this 27 day of April,
2023 by Jeffery C. Ottesen, Trustee of Jeffery C. Ottesen and Dina J. Ottesen Trust dated November 9,
2016.

F L Wells
Signature

Notary Public
Title



My appointment expires: 03/26/2025

☐ This notarial act involved the use of communication technology (check box if applicable).

EXHIBIT A
LEGAL DESCRIPTION

Property Description:

LOTS 1, 2 AND THE NORTH HALF OF LOT 3, BLOCK 6, "PAPES ADDITION TO THE CITY OF MOUNT VERNON," ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 59, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN SKAGIT COUNTY, WASHINGTON

EXHIBIT B

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: Pape's

Addition to the City of Mount Vernon

Recorded: April 3, 1907

Auditor's No.: 61599 (Volume 3 of Plats, page 59)

2. 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 18, 1993, as Auditor's File No. 9303180095.