

When recorded return to:

Tyler M. Labrousse
45034 Cedar Street
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236481

May 15 2023

Amount Paid \$1733.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620054014

CHICAGO TITLE CO.

620054014

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rita Rowe, a married person as her 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 Tyler M. Labrousse, an unmarried person and Erica L. Healy, an unmarried person

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.)

Lot 2, CEDAR PARK

Tax Parcel Number(s): P119215 / 4795-000-002-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)


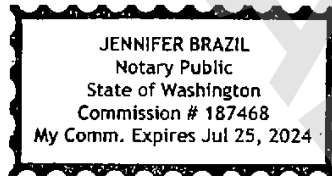
Dated: May 12, 2023
Rita Rowe
Justin RoweState of Washington
County of SkagitThis record was acknowledged before me on 5-12-2023 by Rita Rowe and Justin Rowe ^{JB}
(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: 7-25-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P119215 / 4795-000-002-0000

LOT 2, CEDAR PARK PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 5, 2002
UNDER AUDITOR'S FILE NO. 200206050104, 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 set forth in a document:

In favor of:	Puget Sound Power & Light Company
Purpose:	Underground electric system, together with necessary appurtenances
Recording Date:	September 17, 2001
Recording No.:	200109170157
Affects:	Portion of said premises
2. 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 Cedar Park Plat:

Recording No: 200206050104

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 3, 2008
Recording No.: 200811030082
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. Assessments, if any, levied by Concrete.
5. City, county or local improvement district assessments, if any.