

When recorded return to:
Sarah Lyon Southard
9723 Samish Island Road
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237151

Jul 05 2023

Amount Paid \$7045.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620053799

Escrow No.: 620053799

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark Knutzen and Patricia Knutzen, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Sarah Lyon Southard, a married person, as her separate estate

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.)

LOTS 4 THRU 9, BLK 1, ATLANTA TGW TDLNDS

Tax Parcel Number(s): P70402 / 4043-001-009-0000, P47277 / 360227-0-074-0105

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: June 29, 2023Mark Knutzen

Mark Knutzen

Patricia Knutzen

Patricia Knutzen

State of WashingtonCounty of SnohomishThis record was acknowledged before me on 6-29-2023 by Mark Knutzen and Patricia Knutzen.Jennifer Brazil

(Signature of notary public)

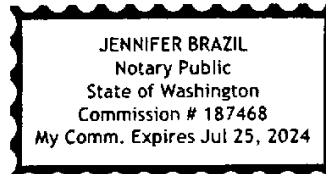
Notary Public in and for the State of WashingtonMy commission expires: 7-25-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P70402 / 4043-001-009-0000 and P47277 / 360227-0-074-0105

LOTS 4 THROUGH 9, INCLUSIVE, BLOCK 1, "MAP OF THE TOWN OF ATLANTA, WHATCOM COUNTY W.T.," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 50, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH ALL OF THE VACATED ALLEY LYING BETWEEN SAID LOTS,

AND TOGETHER WITH THOSE PORTIONS OF VACATED FRONT STREET AND EDNA STREETS CONTAINED WITHIN THAT CERTAIN STIPULATION AND JUDGMENT QUIETING TITLE FILED JUNE 24, 1991 IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 90-2-00845-5,

AND TOGETHER WITH TIDELANDS OF THE SECOND CLASS LYING IN FRONT OF, ADJACENT TO AND ABUTTING UPON THE ABOVE DESCRIBED LOTS 7, 8 AND 9.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 Town of Atlanta:

Recording No: Volume 2, Page 50

2. Title Notification - Special Flood Hazard Area and the terms and conditions thereof:

Recording Date: July 6, 2015
Recording No.: 201507060129

This Document is to Replace Recording no. 201506290123 recorded in error

3. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
4. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
5. City, county or local improvement district assessments, if any.