

When recorded return to:

Blair Mansfield Winnacott and Natasha Hope Ficzyvz Winnacott
3500 Seneca Dr
Mt Vernon WA 98273SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237237

Jul 12 2023

Amount Paid \$7493.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 23-18256

STATUTORY WARRANTY DEED

THE GRANTOR(S) Margaret A. Bauguess, a single person,

for and in consideration of ten dollars and other valuable consideration

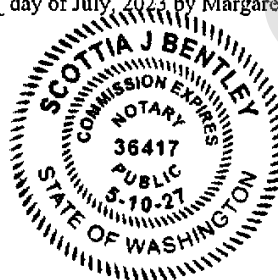
in hand paid, conveys, and warrants to Blair Mansfield Winnacott and Natasha Hope Ficzyvz Winnacott, husband and wife

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: pg. 2
Lot 26, Park Meadows

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): P108330/ 4666-000-026-0000

Dated: 7-6-23Margaret A. Bauguess
Margaret A. BauguessSTATE OF WASHINGTON
COUNTY OF SKAGITThis record was acknowledged before me on 6th day of July, 2023 by Margaret A. Bauguess.Scottia J Bentley
SignatureNo Title
TitleMy commission expires: 5/10/27Statutory Warranty Deed
LPB 10-05

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 3500 Seneca Drive, Mount Vernon, WA 98273
Tax Parcel Number(s): P108330/ 4666-000-026-0000

Property Description:

Lot 26, "PLAT OF PARK MEADOWS," as per plat recorded in Volume 16 of Plats, pages 82 through 84, inclusive records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

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EXHIBIT B

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10. Exceptions and reservations contained in Deed from the State of Washington, recorded under Auditor's File No. 92096, in Volume 90 of Deeds, page 38, whereby said Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

11. 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 on January 24, 1995 and recorded February 1, 1995, as Auditor's File No. 9502010065.

12. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by John N. Hocking, John Lund and Sandi Hocking, dated November 20, 1995 recorded November 22, 1995, as Auditor's File No. 9511220120.

13. Agreement, affecting subject property, regarding {ag_name_purpose} and the terms and provisions thereof between City of Mount Vernon, a municipal corporation and John N. Hocking, dated October 2, 1995, recorded October 13, 1995, as Auditor's File No. 9510130074.

14. 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 Park Meadows recorded October 13, 1995, as Auditor's File No. 9510130076.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

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