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08/18/2023 02:38 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor, WA

When recorded return to:

Nicole M Chmiel
820 N 18th Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237734

Aug 18 2023

Amount Paid \$9206.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for Record at Request of
Mauseth Legal, PLLC
Escrow Number: 001749-JB

CHICAGO TITLE COMPANY
620054325

Statutory Warranty Deed

THE GRANTOR Evolution Properties, LLC, a Washington limited liability company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Nicole M Chmiel, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

TRACT 1, CITY OF MOUNT VERNON SP NO. MV-7-90, BEING PTN NE 1/4 NE 1/4 20-34-4E, W.M.

Tax Parcel Number(s): **P26854/340420-0-152-0024**

TRACT 1, CITY OF MOUNT VERNON SHORT PLAT NO. MV-7-90, APPROVED JUNE 25, 1990, AND RECORDED JUNE 26, 1990, UNDER RECORDING NO. 9006260001, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN VOLUME 9 OF SHORT PLATS, PAGE 234, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "A"

Dated 8/4/2023

Evolution Properties LLC

Megan Wilaby
By: Megan Wilaby, Managing Member

STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Megan Wilaby
she is/are the person(s) who appeared before
me, and said person(s) acknowledge that she signed this instrument, on oath stated she
is/are authorized to execute the instrument and acknowledge that as the
Managing Member of Evolution Properties LLC
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8/4/2023



Julie A. Santa
Notary Public in and for the State of Washington
Residing at Bethell
My appointment expires: 11-09-2026

EXHIBIT "A"

Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: W.M. Lindsey
Recording Date: September 20, 1900
Recording No.: Volume 31 of Deeds, Page 285

The Company makes no representations about the present ownership of these reserved and excepted interests.

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 City of Mount Vernon Short Plat No. MV-7-90:

Recording No.: 9006260001

Agreement and the terms and conditions thereof:

Executed by: City of Mount Vernon and Jim Johnson and Elizabeth Johnson
Recording Date: October 4, 1990
Recording No.: 9010040048
Regarding: Standard Participation Contract

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.