

When recorded return to:

Kody Borden and Bridgette Janicki
405 North 18th Place
Mount Vernon, WA 98273

GNW 23-19080

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238146

Sep 21 2023

Amount Paid \$7717.00

Skagit County Treasurer

By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kelly L. Wolf and Laura D. Wolf, a married couple, and Andrew S. Lewis, an unmarried man, 4721 38th Avenue Northeast, Seattle, WA 98105,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Kody Borden, an unmarried person, and Bridgette Janicki, an unmarried person

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:
Lot 2, PLAT OF HIGHLAND GLEN DIV.NO. 4

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): P81349/4395-000-002-0003

Dated: SEPTEMBER 19, 2023

K. Wolf
Kelly L. Wolf

L. D. Wolf
Laura D. Wolf

Andrew S. Lewis

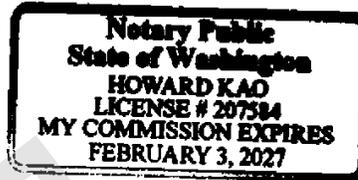
STATE OF WASHINGTON
COUNTY OF King

This record was acknowledged before me on 19th day of September, 2023 by Kelly L. Wolf, Laura D. Wolf.

[Signature]
Signature

Notary Public
Title

My commission expires: 2/3/2027



STATE OF TEXAS
COUNTY OF _____

This record was acknowledged before me on _____ day of September, 2023 by Andrew S. Lewis.

Signature

Title

My commission expires:

Statutory Warranty Deed
LPB 10-05

Dated: 9/19/2023

Kelly L. Wolf

Laura D. Wolf

[Signature]
Andrew S. Lewis

STATE OF WASHINGTON
COUNTY OF _____

This record was acknowledged before me on _____ day of September, 2023 by Kelly L. Wolf, Laura D. Wolf.

Signature

Title

My commission expires:

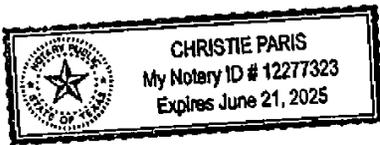
STATE OF TEXAS
COUNTY OF Collin

This record was acknowledged before me on 19th day of September, 2023 by Andrew S. Lewis.

Christie Paris
Signature

Admin. Assistant
Title

My commission expires:



Statutory Warranty Deed
L.P.B 10-05

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 405 North 18th Place, Mount Vernon, WA 98273
Tax Parcel Number(s): P81349/4395-000-002-0003

Property Description:

Lot 2, "PLAT OF HIGHLAND GLEN DIV.NO. 4," as per plat recorded in Volume 12, page 51, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 23-19080-KM

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EXHIBIT B

23-19080-KM

12. 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 Highland Glen Division No. 4 recorded on March 1, 1979 as Auditor's File No. 7903010001.

13. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a Municipal Corporation
And: Hughley-Peterson Construction
Dated: March 30, 1979
Recorded: April 16, 1979
Auditor's No: 7904160007
Includes other property

14. Regulatory notice/agreement regarding Skagit County Right to (Farm) Manage Natural Resources Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on August 6, 2003 as Auditor's File No. 200308060114 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

15. Municipal assessments, if any, levied by the City of Mount Vernon. This Company suggests that inquiry be made to the City of Mount Vernon for current assessment status.

19. Unrecorded leaseholds, if any, and rights of parties in possession, if any.