

**When recorded return to:**  
Veronica Kiesel  
330 Widnor Dr  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20238376  
Oct 12 2023  
Amount Paid \$5155.40  
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.: 620055093

**CHICAGO TITLE**  
620055093

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Karl Lehnhardt, an unmarried person, as his 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 Veronica Kiesel, 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.)

LT 17, WIDNOR DRIVE

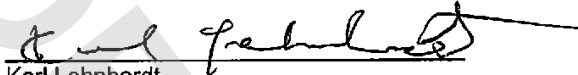

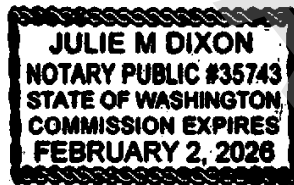
Tax Parcel Number(s): P54891 / 3771-000-017-0002

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 10-11-23  
Karl LehnhardtState of Washington  
County of SnohomishThis record was acknowledged before me on 10/11/23 by Karl Lehnhardt.  
(Signature of notary public)  
Notary Public in and for the State of WASH.  
My commission expires: 2/2/2026

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P54891 / 3771-000-017-0002**

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LOT 17, WIDNOR DRIVE, AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 104,  
RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 the Plat of Widnor Drive:  
  
Recording No: 742849
2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document  
  
Recording Date: May 21, 1976  
Recording No.: 867763
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: January 26, 1996  
Recording No.: 9601260017  
Matters shown: Possible encroachment of garden area, composting piles, firewood, shed, grass area and clearing appurtenant to said premises as disclosed by said Survey of Short Plat No. MV-7-95
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by Mt Vernon.
6. City, county or local improvement district assessments, if any.