

When recorded return to:
Ashley M Erickson and Jordan L Erickson
833 South 30th Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238553

Oct 27 2023

Amount Paid \$9028.00
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.: 620054953

CHICAGO TITLE
620054953

STATUTORY WARRANTY DEED

THE GRANTOR(S) Andrea Ella Stevens as Personal Representative of the Estate of Joyce Adair Stevens, Deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Ashley M Erickson and Jordan L Erickson, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 9, "PLAT OF EASTGATE SOUTH", AS PER PLAT RECORDED JANUARY 6, 2006, UNDER AUDITOR'S FILE NO. 200601060119, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P123915 / 4881-000-009-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 10/26/2023

The Heirs and Devisees of Joyce A. Stevens

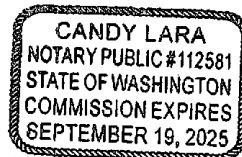
BY: Andrea Ella Stevens, personal representative
Andrea Ella Stevens
Personal RepresentativeState of WashingtonCounty of KingThis record was acknowledged before me on 10/26/2023 by Andrea Ella Stevens
as Personal Representative of the Estate of Joyce Adair Stevens.Candy Lara
(Signature of notary public)Notary Public in and for the State of WAMy appointment expires: 9.19.25

EXHIBIT "A"
Exceptions

1. 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

Recording Date: April 17, 1902
Recording No.: 39602

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

2. 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 Short Plat No. 8-80:

Recording No: 8005300027

3. 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 Survey:

Recording No: 9105100035

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: Electric transmission and/or distribution line
Recording Date: December 5, 2005
Recording No.: 200512050116
Affects: Portion of said premises

5. 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 Eastgate South:

EXHIBIT "A"

Exceptions
(continued)

Recording No: 200601060119

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by Mt Vernon.
8. City, county or local improvement district assessments, if any.