

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249656

Feb 22 2024

Amount Paid \$7877.00

Skagit County Treasurer

By Candl Newcombe Deputy

When recorded return to:

David W. Smith and Denise Marie Smith
405 West Hillwood Drive
Nashville, TN 37205-1340

STATUTORY WARRANTY DEED

Guardian NW Title 24-20050-TB

THE GRANTOR(S) **Annemarie T. Vinson and Curtis L. Vinson, wife and husband**, 1420 347th Street Court East, Roy, WA 98580,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **David W. Smith and Denise Marie Smith, a married couple**

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

Lot 2, Block 3, "ALBERT BALCH'S WEDGWOOD, AN ADDITION TO MOUNT VERNON, WN.", as per plat recorded in Volume 7 of Plats, page 24, records of Skagit County, Washington.

Abbreviated legal description: Property 1:
Lot 2, Block 3, ALBERT BALCH'S WEDGWOOD

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 "A" attached hereto

Tax Parcel Number(s): P54750/3766-003-002-0000

Statutory Warranty Deed
LPB 10-05

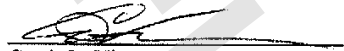
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Dated: 2-20-2024



Annemarie T. Vinson



Curtis L. Vinson

STATE OF WASHINGTON
COUNTY OF ~~SKAGIT~~

Hm Pierce.

This record was acknowledged before me on 20 day of February, 2024 by Annemarie T. Vinson and Curtis L. Vinson.



Signature

notary public.

Title

My commission expires: 5.31.27.

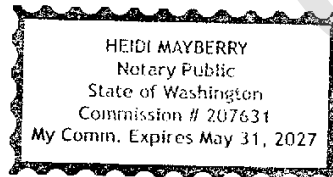


EXHIBIT A

24-20050-TB

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
9. 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 Albert Balch's Wedgwood recorded October 11, 1954 as Auditor's File No. 507780.
10. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: February 3, 1955

Recorded: February 3, 1955

Auditor's No.: 512718

Statutory Warranty Deed
LPB 10-05

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11. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Sewer pipe with right to enter said premises for repair and renewal
In Favor Of: City of Mount Vernon
Auditor's No: 512247

12. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Underground electric system
In Favor Of: Puget Sound Power & Light Company
Recorded: November 8, 1974
Auditor's No.:
Affects: 809833
A portion of Blocks 2 and 3

End of Exhibit A