

When recorded return to:

Tristen Piccirilli and Jessica Webb
1126 North Viewmont Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240115
Apr 03 2024
Amount Paid \$6989.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 24-20106-KM

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shawn R. Lovingier, an unmarried person,

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

in hand paid, conveys, and warrants to Tristen Piccirilli, an unmarried person, and Jessica Webb, 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 9, BEL-AIR MANOR THIRD ADD.

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): P78131/4205-000-009-0006

Dated: 3-29-2024

Shawn R. Lovinger
Shawn R. Lovinger

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 29 day of March, 2024 by Shawn R. Lovinger.

[Signature]
Signature

Notary
Title

My commission expires: 6/19/25



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1126 North Viewmont Drive, Mount Vernon, WA 98273

Tax Parcel Number(s):

Property Description:

Lot 9, "BEL-AIR MANOR THIRD ADDITION", as per plat recorded in Volume 10 of Plats, Page 42, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 24-20106-KM

Page 3 of 4

EXHIBIT B

24-20106-KM

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 Bel-Air Manor Third Addition recorded on May 30, 1973 as Auditor's File No. 785740.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

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: November 12, 1973

Recorded: November 20, 1973

Auditor's No.: 793568

Executed By: Kenneth N. Thomas and Ruth N. Thomas, Glen Thomas and Rose Thomas, Myron J. Thomas and Helen Thomas

12. 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. As a courtesy we believe the following email addresses for these local cities are as follows:

Mount Vernon mvutilities@mountvernonwa.gov

13. General Taxes:

Year: 2024

1st Installment Amount: \$1,909.41

2nd Installment Amount: \$1,909.34

Amount Billed: \$3,818.75

Amount Paid: \$0.00

Tax Account No.: 4205-000-009-0006 /P78131

Said taxes will not become delinquent if first half is paid on or before April 30th. Last half taxes are due on or before October 31st.

14. Deed of Trust and the terms and conditions thereof: Grantor: Shawn R. Lovingier, unmarried person as a separate estate Trustee: George C Reinmiller Trustee Inc. Beneficiary: Amount: \$242,000.00 Dated: January 23, 2021 Recorded: on January 29, 2021 in the official records of 202101290079

Statutory Warranty Deed
LPB 10-05

Order No.: 24-20106-KM

Page 4 of 4