

When recorded return to:

James Francis and Jaime French  
18466 Cascade Street  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20240799

May 31 2024

Amount Paid \$6325.00  
Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

Guardian NW Title 24-20703-TW

THE GRANTOR(S) **Trevor French, as his separate estate**, 3716 Vining Street, Bellingham, WA 98226,

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

in hand paid, conveys, and warrants to **James Francis, a single person, and Jaime French, a single person**

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

Lots 15, 16 and 17, Block 2, Martin & Bailey's Addition to West Mt. Vernon, Skagit County, Wash., as per plat recorded in Volume 1 of Plats, page 48, records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Abbreviated legal description: Lots 15-17, Block 2, Martin & Bailey's Addition to West Mt. Vernon

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): P67363/3950-002-017-0001

Statutory Warranty Deed  
LPB 10-05

Order No.: 24-20703-TW

Page 1 of 3

Dated: 5/31/2024

Trevor French  
Trevor French

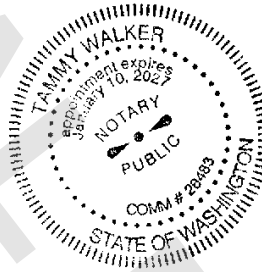
STATE OF WASHINGTON  
COUNTY OF WHATCOM

This record was acknowledged before me on 31<sup>st</sup> day of May, 2024 by Trevor French.

Tammy Walker  
Signature

Notary  
Title

My commission expires: 1/10/27



## **EXHIBIT A**

24-20703-TW

1. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Martin & Bailey's Addition to West Mt. Vernon, Skagit County, Wash.  
Recorded: December 23, 1890  
Auditor's No.: Volume 1 of Plats, page 48

2. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey  
Recorded: July 5, 2019  
Auditor's No.: 201907050014

**End of Exhibit A**