



202406200145

06/20/2024 04:01 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

When recorded return to:
Cord Kivi
518 North 18th Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241037
Jun 20 2024
Amount Paid \$9651.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

Chicago Title
620056179

Escrow No.: 620056179

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian Johnson and Emily Anderst, a married couple, who acquired title each as their respective 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 Annie E Kivi and Cord S Kivi, wife and husband

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 11, PLAT OF HIGHLAND GLEN DIV NO. 2

Tax Parcel Number(s): P80274 / 4362-000-011-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 14, 2024

Brian Johnson
Brian Johnson

Emily Anderst
Emily Anderst

State of Washington
County of Snohomish

This record was acknowledged before me on 6-18-2024 by Brian Johnson and Emily Anderst.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2028

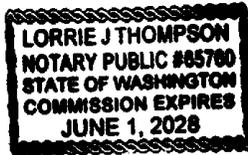


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P80274 / 4362-000-011-0001

LOT 11, PLAT OF HIGHLAND GLEN DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 11 OF PLATS, PAGE 79, 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 PLAT OF HIGHLAND GLEN DIVISION NO. 2:

Recording No: 863766

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

Granted to: City of Mount Vernon
Purpose: Sanitary Sewer
Recording Date: March 30, 1977
Recording No.: 853622
Affects: Said premises

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