

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242176

Sep 17 2024

Amount Paid \$11965.00
Skagit County Treasurer
By Kaylee Oudman Deputy

When recorded return to:

Kathleen A. Redmond, Trustee of The Kathleen Redmond Living Trust dated December 2, 1999
525 Upland Place
Mount Vernon, WA 98273

GNW24-20911-KM STATUTORY WARRANTY DEED

THE GRANTOR(S) Kevin B. Husbands and Paul John W. Paterson, a married couple, _____,

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

in hand paid, conveys, and warrants to Kathleen A. Redmond, Trustee of The Kathleen Redmond Living Trust dated December 2, 1999

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. pg. 3

Abbreviated legal description: Property 1:
Lot 25, THE UPLANDS & Section 21, Township 34 North, Range 4 East - SE NW

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): P78165/4206-000-025-0005

Statutory Warranty Deed
LPB 10-05

Order No.: 24-20911-KM

Dated: September 16, 2024

Kevin B Husbands
Kevin B. Husbands

Paul John W Paterson
Paul John W. Paterson

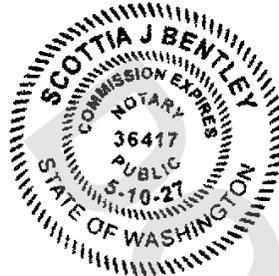
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 16th day of September, 2024 by Kevin B Husbands and Paul John W. Paterson.

Scottia J Bentley
Signature

Notary
Title

My commission expires: 05/10/27



Statutory Warranty Deed
LPB 10-05

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 525 Upland Place, Mount Vernon, WA 98273
Tax Parcel Number(s): P78165/4206-000-025-0005

Property Description:

PARCEL A:

Lot 25, THE UPLANDS, according to the plat thereof, recorded in Volume 10 of Plats, page 43, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

That portion of the West Half of the Southeast Quarter of the Northwest Quarter of Section 21, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of said West Half;

Thence North 88°30'28" West, along the North line of said West Half, said North line being further described as being the South line of the plat of The Uplands, according to the plat thereof recorded in Volume 10 of Plats, page 43, records of Skagit County, Washington, a distance of 470.00 feet to the point of beginning at the Southeast corner of Lot 25 of said plat;

Thence continuing North 88°30'28" West, along said South line a distance of 185.68 feet to the Southwest corner of said Lot 25, said corner also being described as being the Northwest corner of said West Half;

Thence South 00°41'31" West, along the West line of said West Half a distance of 25.00 feet to the South line of the North 25.00 feet of said West Half;

Thence South 88°30'28" East along last said South line a distance of 185.29 feet, more or less, to the intersection with the Southerly extension of the East line of Lot 25;

Thence North 00°46'02" East along the Southerly extension of said line a distance of 25.00 feet to the point of beginning.

Situated in Skagit County, Washington.

EXHIBIT B

24-20911-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 The Uplands recorded May 31, 1973 as Auditor's File No. 785778.

10. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by First Savings, Inc., a Washington Corporation, dated September 27, 1973, recorded September 27, 1973 as Auditor's File No. 791411.

11. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded February 18, 1999 under Auditor's File No. 9902180051.

12. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: February 18, 1999

Recording No.: 9902180052

13. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on May 22, 2017 as Auditor's File No. 201705220166 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

14. 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.