

AFTER RECORDING MAIL TO:

Allison Kutz
1829 S 16th Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20243048

Nov 22 2024

Amount Paid \$7685.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: **4221-4218509 (SR)**

Grantor(s): **Jorgensen Downes LLC, a Washington limited liability company**

Grantee(s): **Allison Kutz, an unmarried person**

Abbreviated Legal: **Ptn. Lots 15 & 16, Block 4, HILLCREST PARK ADDITION TO MOUNT VERNON**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P53216/3730-004-016-0005**

GNWT 24-22255-TO

THE GRANTOR(S) Jorgensen Downes LLC, a Washington limited liability company for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys and warrants to **Allison Kutz, an unmarried person**, the following described real estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

The North 40 feet of Lot 15 and the South 25 feet of Lot 16, Block 4, "HILLCREST PARK ADDITION TO MOUNT VERNON", as per plat recorded in Volume 6 of Plats at page 8, in the records of Skagit County, Washington.

EXCEPT the Easterly 10 feet thereof conveyed to the City of Mount Vernon for street purposes by deed dated July 13, 1955, and filed for record under Auditor's File No. 521114 and re-recorded under Auditor's File No. 522859, records of Skagit County, Washington.

Subject To: 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.

