

When recorded return to:
Christa Marie Gillmore
620 N 17th Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250001
Jan 02 2025
Amount Paid \$8600.80
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500155694EO

GNW 24-22415

STATUTORY WARRANTY DEED

THE GRANTOR(S) Anna Rybak, an unmarried person, as her 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 Christa Marie Gillmore, a single person

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF PG. 3


Abbreviated Legal: (Required if full legal not inserted above.)


Lot 19, PLAT OF VIEW CREST NO. 2

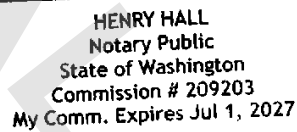
Tax Parcel Number(s): P100454 / 4573-000-019-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 12-26-2024

Anna RybakState of Washington
County of IslandThis record was acknowledged before me on 12-26-2024 by Anna Rybak.

(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 07-01-2027

HENRY HALL
Notary Public
State of Washington
Commission # 209203
My Comm. Expires Jul 1, 2027

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P100454 / 4573-000-019-0008

LOT 19, PLAT OF VIEW CREST NO. 2, AS PER PLAT RECORDED IN VOLUME 14 OF PLATS,
PAGES 193 AND 194, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXHIBIT "B"
Exceptions

1. **RESERVATIONS CONTAINED IN INSTRUMENT:**
Executed By: W. M. Lindsey and Emma S. Lindsey, husband and wife
Recorded: September 21, 1900
Auditor's No: 34276 in Volume 41 of Deeds, Page 285
As Follows:
Said mineral rights are now vested in Skagit County through foreclosure of delinquent taxes and issuance of Tax Deed dated December 15, 1920 and recorded December 30, 1920, under Auditor's File No. 146781, in Volume 6 of Mining Claims, Page 567.
2. **EASEMENT AND PROVISIONS CONTAINED THEREIN:**
Grantee: Puget Sound Power & Light Company
Dated: November 21, 1990
Recorded: December 3, 1990
Auditor's No: 9012030081
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Affects: Exterior 10 feet adjoining street frontage of all lots to be platted
3. **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:**
Plat/Subdivision Name: View Crest No. 2
Recorded: August 12, 1991
Auditor's No: 9108120008
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".
4. **PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**
Recorded: August 12, 1991
Auditor's No: 9108120009
Executed by: Premier Builders, Inc.
Said instrument was modified by instrument recorded May 1, 1992 under Auditor's File No. 9205010110.

EXHIBIT "B"

Exceptions
(continued)

5. Municipal assessments, if any, levied by the City of Mount Vernon.
6. Unrecorded leaseholds, if any, and rights of parties in possession, if any.