

**When recorded return to:**  
Tamera L Haugen  
701 Streeter Place  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20250395  
Feb 14 2025  
Amount Paid \$6805.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
V 220078038

Escrow No.: 620058038

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Quinn E Sherman, an unmarried person and Caleb A Sherman, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Tamera L Haugen, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 74, "THE PLAT OF MOUNT BAKER VIEW ADDITION", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGES 67 AND 68, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P53819 / 3745-000-074-0005

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

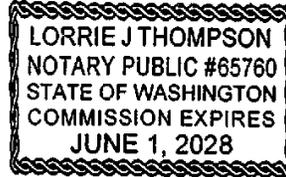
Dated: 02/05/2025

Quinn E Sherman

Quinn E Sherman

Caleb A Sherman

Caleb A Sherman



State of Washington

County of Skagit

This record was acknowledged before me on February 5, 2025 by Quinn E Sherman.

Lorrie J Thompson

(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: 6-1-2028

State of Washington

County of Skagit

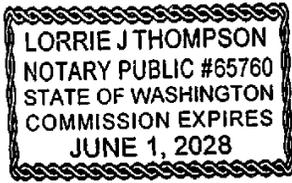
This record was acknowledged before me on February 5, 2025 by Caleb A Sherman.

Lorrie J Thompson

(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: 6-1-2028



**EXHIBIT "A"**  
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 the Plat of Mount Baker View Addition:  
  
Recording No: 540391
2. Covenants, conditions, restrictions and easements 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: August 22, 1956  
Recording No.: 540392
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: All present and future owners  
Purpose: Construction and maintenance of a drainage system  
Recording Date: April 11, 1959  
Recording No.: 579103  
Affects: Portion of said premises
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by Mt Vernon.
6. City, county or local improvement district assessments, if any.
7. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.