

When recorded return to:

Shane Servoss
PO Box 1037
Burlington, WA 98233

214608-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250520

Feb 26 2025

Amount Paid \$5445.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Douglas Howard Moffett, an unmarried person, as his separate property**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

in hand paid, conveys and warrants to **Shane Servoss, an unmarried person**

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

For Full Legal See Attached "Exhibit A"

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

Ptms of Lots 12 & 13, Blk 3, Hillcrest Park Addn to Mount Vernon

Tax Parcel Number(s): 3730-003-013-0000/P53191

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 214608-LT.

Dated: February 25, 2025

(attached to Statutory Warranty Deed)

Douglas H. Moffett

Douglas Howard Moffett

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 25 day of Feb, 2025 by Douglas Howard Moffett.

[Signature]
Signature

[Signature]
Title

My commission expires: 5-15-27



Exhibit A

The North 45 feet of Lot 12, and the South 30 feet of Lot 13, Block 3, "HILLCREST PARK ADDITION TO MOUNT VERNON," as per plat recorded in Volume 6 of Plats, page 8, records of Skagit County, Washington,

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

Situate in the County of Skagit, State of Washington.