

**When recorded return to:**  
Aaron Brown and Marcy Brown  
716 N 18th Place  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20250600  
Mar 04 2025  
Amount Paid \$10185.00  
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**  
*620058178*

Escrow No.: 620058178

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Sara Leming, 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 Aaron Brown and Marcy Brown, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 21, "PLAT OF HIGHLAND GLEN DIV. NO. 2," AS PER PLAT RECORDED IN VOLUME 11  
OF PLATS, PAGE 79, 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): P80284 / 4362-000-021-0009

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 2/28/25

Sara Leming  
Sara Leming

State of NC

County of Duncombe

This record was acknowledged before me on 2/28/25 by Sara Leming.

H. Jerry Pitts  
(Signature of notary public)  
Notary Public in and for the State of NC  
My appointment expires: 8/26/28



**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 Highland Glen Div. No. 2:

Recording No: 863766

2. Covenant and Agreement Regarding Accessory Dwelling Unit and the terms and conditions thereof:

Executed by: The City of Mount Vernon, a non-charter, optional code Washington municipal corporation and Sara Leming  
Recording Date: June 13, 2017  
Recording No.: 201706130054

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. Assessments, if any, levied by Mt Vernon.
5. City, county or local improvement district assessments, if any.

