

202503180017

03/18/2025 10:21 AM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor, WA

When recorded return to:

Scott Simmons and Jamie Simmons  
513 Lilac Drive  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20250758

Mar 18 2025

Amount Paid \$7045.00  
Skagit County Treasurer  
By Cain Cress Deputy

GNW 25-22972

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Kathleen M. Vick, Personal Representative of The Estate of Linda A. Vick, 12802 South 207th Lane, Buckeye, AZ 85326,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Scott Simmons and Jamie Simmons, husband and wife

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

Lot 14, COLLEGE MEADOW, as per plat recorded in Volume 11 of Plats, page 76, records of Skagit County.

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 as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P80165/4359-000-014-0003

Statutory Warranty Deed  
LPB 10-05

Order No.: 25-22972-KM

Page 1 of 3

Dated: 3-14-25

The Estate of Linda A. Vick

By: Kathleen M. Vick  
Kathleen M. Vick, Personal Representative

STATE OF ~~WASHINGTON~~ <sup>TX</sup> Arizona  
COUNTY OF ~~SKAGIT~~ <sup>TX</sup> Maricopa

This record was acknowledged before me on this 14<sup>th</sup> day of March, 2025, by Kathleen M. Vick, Personal Representative of The Estate of Linda A. Vick.

Tony D. Kwak  
Signature  
Notary Public  
Title



My commission expires: July 18<sup>th</sup> 2027

**EXHIBIT B**

25-22972-KM

9. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named College Meadow recorded July 19, 1977 as Auditor's File No. 860937.

10. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 21, 1977

Recorded: July 26, 1977

Auditor's No: 861447

Executed by: Kerr-Belmark Construction

11. STANDARD PARTICIPATION CONTRACT (REGARDING SEWERS) , INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon and Kerr-Belmark Construction

Dated: May 2, 1978

Recorded: : May 6, 1978

Auditor's File No.: 880899

12. Municipal assessments, if any, levied by the City of Mount Vernon. This Company suggests that inquiry be made to the City of Mount Vernon for current assessment status.

