

When recorded return to:

Kylie Melling
1119 Maddox Creek Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250760

Mar 18 2025

Amount Paid \$8005.00
Skagit County Treasurer
By Cain Cress Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620058321

CHICAGO TITLE
620058321

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sean J. Corcoran and Alisha Corcoran, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Kylie Melling, an unmarried individual and Parker Segaar, an
unmarried individual

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

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

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

LT 1, PLAT OF GILBERT'S ADDITION

Tax Parcel Number(s): P119115 / 4793-000-001-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 3/12/2025

Sean J. Corcoran



Alisha Corcoran

State of WashingtonCounty of SKAGITThis record was acknowledged before me on 3-12-2025 by Sean J. Corcoran and Alisha Corcoran.

(Signature of notary public)

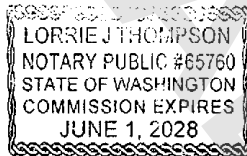
Notary Public in and for the State of WashingtonMy commission expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P119115 / 4793-000-001-0000

LOT 1, "PLAT OF GILBERT'S ADDITION", AS PER PLAT RECORDED ON APRIL 30, 2002, UNDER AUDITOR'S FILE NO. 200204300099, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: W. M. Lindsey and Emma S. Lindsey, his wife
Recording Date: April 17, 1902
Recording No.: 39602

Note: No determination has been made regarding the current ownership of said reserved rights.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Underground Electric transmission and/or distribution line.
Recording Date: February 27, 1952
Recording No.: 472022

3. Agreement including the terms and conditions thereof

Executed by: Thomas, Inc. and Wes Simpson
Recording Date: September 28, 1998
Recording No.: 9809280117
Regarding: Maintenance of TRD-1000 Plant

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: Electric transmission and/or distribution line
Recording Date: November 1, 2001
Recording No.: 200111010110
Affects: Includes other property

5. 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 Gilbert's Addition:

Recording No: 200204300099

EXHIBIT "B"
Exceptions
(continued)

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