

When recorded return to:

Ernest G. Finn and Dorothy J. Schuler
1700 Zylstra Alley
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245472990

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252790

Aug 27 2025

Amount Paid \$9117.00
Skagit County Treasurer
By Lena Thompson Deputy

Chicago Title
620059679

STATUTORY WARRANTY DEED

THE GRANTOR(S) Yolanda R I Berry, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Ernest G. Finn and Dorothy J. Schuler, a married couple

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

LOT 2 OF CITY OF MOUNT VERNON SHORT PLAT NO. LU-05-101, AS APPROVED MAY 9,
2006, AND RECORDED
MAY 12, 2006, UNDER AUDITOR'S FILE NO. 200605120054, RECORDS OF SKAGIT COUNTY,
WASHINGTON;
BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 20, TOWNSHIP
34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

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

Tax Parcel Number(s): P124640/340420-4-034-0200

Subject to:

1. 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

STATUTORY WARRANTY DEED

(continued)

Recording Date: February 17, 2006

Recording No.: 200602170070

Affects: As described

2. 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 Short Plat No. LU-05-101:

Recording No: 200605120054

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

Dated: 8/25/25

Yolanda R I Berry
Yolanda R I Berry

State of WaCounty of WhatcomThis record was acknowledged before me on 8/25/2025 by Yolanda R I Berry.Debbie H. Hester
(Signature of notary public)Notary Public in and for the State of WaMy appointment expires: 4/8/2029