

When recorded return to:

Jeff Latham
P.O. Box 1867
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253376

Oct 15 2025

Amount Paid \$7605.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Order No.: NTLWA-0565782

GNW 25-24669

THE GRANTOR(S)

John G. Clayton Jr. and Jeanette B. Clayton, Husband and Wife

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys, and warrants to

Jeff Latham, a married man as his separate estate

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

The South 10 feet of Lot 4; the North 10 feet of Lot 6, and all of Lot 5, Block 4, MOUNT VERNON
HEIGHTS ADDITION,
according to the plat thereof, recorded in Volume 5 of Plats, page 47, records of Skagit County,
Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: PTN of Lots 4 & 6, Lot 5, Block 4, Mount Vernon Heights Addition

Subject to Matters, Restrictions, Covenants, Conditions, and Easements of Record

Tax Parcel Number(s): P53918/3747-004-006-0008

Dated: 10th day of OCTOBER 2025

John G. Clayton Jr.
John G. Clayton Jr.

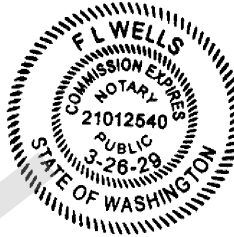
STATE OF: WA

COUNTY OF: Skaft

On this day personally appeared before me **John G. Clayton, Jr.**, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that ~~he/she/they~~ signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 10 day of OCTOBER, 2025.

[Signature], Notary Public
Notary Public residing at Mount Vernon, WA
Printed Name: F.L. WELLS
My Commission Expires: 03/26/2029



Dated: 10th day of October, 2025

Jeanette B. Clayton
Jeanette B. Clayton

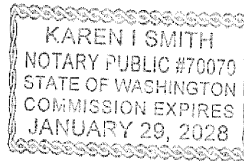
STATE OF: Washington

COUNTY OF: King

On this day personally appeared before me **Jeanette B. Clayton**, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 10th day of October, 2025.

Karen I. Smith
Notary Public residing at Auburn, WA
Printed Name: Karen I. Smith
My Commission Expires: 1/29/28



Subject to - Deed Exception(s):

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: February 18, 1947 Recorded: February 20, 1947

Auditor's No.: 401191 Volume 216 of Deeds, page 172

ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCELINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Mount Vernon Heights Addition

Recorded: August 20, 1946

Auditor's No.: 394887

RESTRICTIVE COVENANTS CONTAINED IN DEEDS COVERING OTHER LOTS IN SAID ADDITION DEEMED TO BE PART OF A GENERAL PLAN FOR SAID SUBDIVISION AND ENFORCEABLE AS TO ALL LOTS AND AGAINST ALL SUBSEQUENT OWNERS OF LOTS THEREIN, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: May 1, 1948

Auditor's No.: 417681

As Follows: "No temporary building or outbuilding to be used for business or commercial purposes shall ever be erected or caused to be erected on said property; no dwelling costing less than \$7,500.00 shall be erected thereon nor shall any dwelling or part of such dwelling be built or constructed within less than 25 feet from the inside sidewalk line as established."

Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Clarence R. Hartley, recorded on September 10, 1958 as Auditor's File No. 570210 .