

202512170057

12/17/2025 02:21 PM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor, WA

**When recorded return to:**

Zane Hashmi  
701 Mountain View Drive  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20254045

Dec 17 2025

Amount Paid \$9384.00  
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

Escrow No.: 620059483

**CHICAGO TITLE**  
620059483

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Michael Paul Smith, a married man as his 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 Zane Hashmi, an unmarried person and Gurnoor Kaur, an  
unmarried person

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 46, MOUNT BAKER VIEW ADDITION

Tax Parcel Number(s): P53789 / 3745-000-046-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 12/16/2025

Michael Paul Smith  
Michael Paul Smith

State of Washington  
County of Snohomish

This record was acknowledged before me by means of communication technology

on 12/16/2025 by Michael Paul Smith

(electronic official  
stamp)

Colleen Blake  
Notary Public  
My commission expires: 10/19/2027

COLLEEN T BLAKE  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 210372  
COMMISSION EXPIRES 10/19/2027

Notarized remotely online using communication technology via Proof.

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P53789 / 3745-000-046-0000**

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LOT 46, THE PLAT OF MOUNT BAKER VIEW ADDITION, ACCORDING TO THE PLAT THEREOF,  
RECORDED IN VOLUME 7 OF PLATS, PAGES 67 AND 68, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
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 Mount Baker View Addition:

Recording No: 540391

2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: August 22, 1956

Recording No.: 540392

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

Purpose: Drainage system over and across land

Recording Date: April 15, 1959

Recording No.: 579103

Affects: as described in said instrument

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