

When recorded return to:  
Melissa B. Keller  
1109 S. 20th Street  
Mount Vernon, WA 98274



Skagit County Auditor  
3/17/2017 Page 1 of 2 3:35PM \$74.00

Recorded at the request of:  
Guardian Northwest Title  
File Number: 113353

**Statutory Warranty Deed**

113353

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Janaye S. Holberton and Joshua L. Holberton, wife and husband for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Melissa B. Keller, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: *\* Bylee*  
Lot 22, Block 3, Albert Balch's Wedgwood

Tax Parcel Number(s): P54771, 3766-003-022-0006

Lot 22, Block 3, "ALBERT BALCH'S WEDGWOOD, AN ADDITION TO MOUNT VERNON, WN.," as per plat recorded in Volume 7 of Plats, page 24, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.  
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 "A" attached hereto

Dated 3-16-17

*[Signature]*  
Janaye S. Holberton

*[Signature]*  
Joshua L. Holberton

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20171059  
MAR 17 2017

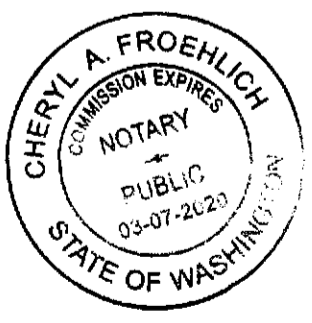
STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 3743.00  
Skagit Co. Treasurer  
By HB Deputy

I certify that I know or have satisfactory evidence that Janaye S. Holberton and Joshua L. Holberton, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3-16-17

*[Signature]*  
Printed Name: Katie Hickok Cheryl A Froehlich  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 1/07/2019 03/17/20



Ernest A  
SCHEDULE "B-1"

**EXCEPTIONS:**

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

Recorded: February 3, 1955  
Auditor's No.: 512718

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon  
Recorded: January 25, 1955  
Auditor's No. 512247  
Purpose: Sewer pipe with right to enter said premises for repair and renewal

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Recorded: November 8, 1974  
Auditor's No. 809833  
Purpose: Underground electric system

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/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: Albert Balch's Wedgwood - An Addition To Mount Vernon, Wn.  
Recorded: October 11, 1954  
Auditor's No.: 507780