



201903080094

03/08/2019 03:38 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

Madrona Investment & Solutions Inc
720 Smith Road
Bellingham, WA 98226

STATUTORY WARRANTY DEED 19-1590
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Jessica Lupardus, 1505 South 6th Street, Mount Vernon, WA 98273,
as her separate estate

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Madrona Investment & Solutions Inc, a Washington Corporation

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1: Lot 14, William C Moores Addition to Mount Vernon

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 "B" attached hereto

Tax Parcel Number(s): P53730 & 3743-000-014-0000

Dated: 03/01/2019
Jessica Lupardus
Jessica Lupardus

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019869
MAR 08 2019
Amount Paid \$ 2,141.⁰⁰
Skagit Co. Treasurer
By *Julian* Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Jessica Lupardus is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 1 day of March, 2019

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6/23/2021

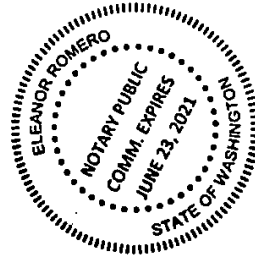


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1505 South 6th Street, Mount Vernon, WA 98273
Tax Parcel Number(s): P53730 & 3743-000-014-0000

Property Description:

Lot 14, "WILLIAM C. MOORES ADDITION TO MOUNT VERNON", as per plat recorded in Volume No. 5 of Plats, page 28, records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of Washington.

EXHIBIT B

19-1590-KH

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)
10. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named William C. Moore's Addition to Mount Vernon recorded December 19, 1945 as Auditor's File No. 386368.