



201905290055

05/29/2019 10:43 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

Christopher Paul Caporgno and Sarah Caporgno
1115 North Waugh Road
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED 19-2142
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Jacob E. Whitman and Khalie A. Whitman, husband and wife, 23655 Bulson Road, Mount Vernon, WA 98274,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Christopher Paul Caporgno and Sarah Caporgno, a married couple

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.

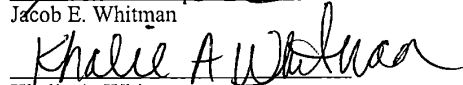
Abbreviated legal description: Property 1: Section 16, Township 34 North, Range 4 East; Ptn SE SE (aka Lot 3
Mount Vernon Short Plat No. LU04-022)

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): P122560 & 340416-4-015-0600

Dated: 5-28-19


Jacob E. Whitman


Khalie A. Whitman

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2012
MAY 29 2019

Amount Paid \$7670.80
Skagit Co. Treasurer
By  Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2142-KH

Page 1 of 4

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Jacob E. Whitman and Khalie A. Whitman 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: 28 day of May, 2019

Eleanor Romero
Signature

Notary
Title

My appointment expires: ~~5/28/21~~ 6/23/2021

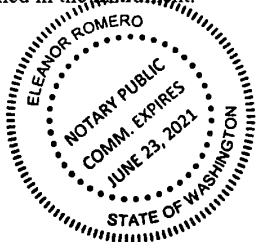


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1115 North Waugh Road, Mount Vernon, WA 98273

Tax Parcel Number(s): P122560 & 340416-4-015-0600

Property Description:

Lot 3 of Thunderbird Terrace Short Plat Land Use No. LU04-022 recorded March 7, 2005, under Auditor's File No. 200503070126, records of Skagit County, Washington; being a portion of the Southeast ¼ of Section 16, Township 34 North, Range 4 East, W.M..

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2142-KH

Page 3 of 4

EXHIBIT B

19-2142-KH

1. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 92096, Volume 90, page 38, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights-of-way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

2. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE SHORT PLAT:

Purpose: Sewer

Affects: 30 foot strip of land as shown on Short Plat MV-11-77

Note: The location of said easement was amended by Paragraph C below.

3. Easement, affecting a portion of subject property for the purpose of Agreement to relocate 30 foot sewer easement shown on face of Short Plat including terms and provisions thereof granted to City of Mount Vernon and Douglas and Ann Patten recorded May 17, 1978 as Auditor's File No. 880884

4. 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 Thunderbird Terrace Short Plat a Division of Tract "B", Short Plat MV-11-77 (Land Use No. LU04-022) recorded March 7, 2005 as Auditor's File No. 200503070126.

5. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded June 20, 2005, as Auditor's File No. 200506200174.

6. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Thunderbird Terrace, L.L.C., recorded May 3, 2006 as Auditor's File No. 200605030007.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2142-KH

Page 4 of 4