



201912110105

12/11/2019 03:27 PM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

When recorded return to:

Jeffrey J. Rhone and Jillian Rhone  
4009 Old Highway 99 South Road  
Mount Vernon, WA 98273

GUARDIAN NORTHWEST TITLE CO.

19-3453

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ryan W. Price and Sophia E. Price, a married couple, 4009 Old Highway 99 South Road, Mount Vernon, WA 98273,

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

in hand paid, conveys, and warrants to Jeffrey J. Rhone, a married man, as his separate property

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:  
PTN SE SE 31-34N-R4E aka Tract A of Skagit County Short Plat No. 8-73

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): P29328 & 340431-4-015-0202

Date: 12/10/19

Ryan W. Price

Sophia E. Price

2019-5353  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 11 2019

Amount Paid \$ 7,107.20  
Skagit Co. Treasurer  
By Deputy

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Ryan W. Price and Sophia E. Price 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: 10<sup>th</sup> day of November, 2019

Mary Miller  
Signature

Notary Public  
Title

My appointment expires: 01-19-2022



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 4009 Old Highway 99 Road, Mount Vernon, WA 98273  
Tax Parcel Number(s): P29328 & 340431-4-015-0202

Property Description:

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 31, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 31; thence South 89° 13' 19" West along the North line of said subdivision, a distance of 30.00 feet, to a point on the West boundary of State Highway 99, said point being the true point of beginning; thence continue South 89° 13' 19" West along said subdivision line, a distance of 209.57 feet; thence South 0° 20' 48" East parallel to the West line of said State Highway 99, a distance of 155.02 feet; thence North 89° 13' 19" East, parallel to the North line of said subdivision, a distance of 209.57 feet to a point on the West boundary of said State Highway 99, thence North 0° 20' 48" West along said West boundary, a distance of 155.02 feet to the true point of beginning.

Also known as Tract A of Skagit County Short Plat No. 8-73, approved April 2, 1973.

**EXHIBIT B**  
19-3453-KH

1. 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.

2. (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.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. 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)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. 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)

7. 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)

8. 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)

9. 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 Skagit County Short Plat 8-73, approved April 2, 1973.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".