

When recorded return to:
Thomas Bruce Brandrup and Shawn Elizabeth
Servoss
1431 Woodland Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2089

Jun 12 2020

Amount Paid \$6885.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620042498

CHICAGO TITLE
620042498

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald W. Hyde and Jean L. Hyde, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Tom B Brandrup, an unmarried person and Shawn E Servoss,
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.)

Lot(s): 40, Forest Estates

Tax Parcel Number(s): P65455 / 3914-000-040-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 8, 2020

Donald W. Hyde
Donald W. Hyde
Jean L. Hyde
Jean L. Hyde

State of Washington
county of Skagit

I certify that I know or have satisfactory evidence that Donald W. Hyde and Jean L. Hyde
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/hers/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: June 11, 2020

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arington
My appointment expires: 03.01.2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P65455 / 3914-000-040-0001

Lot 40, "FOREST ESTATES", according to the plat recorded in Volume 8 of Plats, pages 53 and 54, Records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Forest Estates:

Recording No: 639226

2. Covenants, conditions and restrictions 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 6, 1963
Recording No.: 639291

3. Covenants, conditions and restrictions 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: December 6, 1990
Recording No.: 9012060016

4. Covenants, conditions and restrictions 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: March 4, 1991
Recording No.: 9103040091

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

6. General and special taxes and charges, payable February 15, delinquent if first half unpaid on

EXHIBIT "B"

Exceptions
(continued)

May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2020
Tax Account No.: P65455 / 3914-000-040-0001
Levy Code: 0930
Assessed Value-Land: \$115,300.00
Assessed Value-Improvements: \$197,600.00

General and Special Taxes:
Billed: \$4,059.35
Paid: \$2,029.71
Unpaid: **\$2,029.64**

7. Assessments, if any, levied by Mount Vernon.
8. City, county or local improvement district assessments, if any.