

When recorded return to:

Rachel Meghan Schuhow and Richard Swimm  
2002 N. 30th  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-4585  
Oct 30 2020  
Amount Paid \$5653.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**STATUTORY WARRANTY DEED**

GNW 20-7459

THE GRANTOR(S) Emily Knopf, as her separate estate, 1186 Harborside Avenue, Blaine, WA 98230,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Rachel Meghan Schuhow, an unmarried woman and Richard Swimm, a married man as his ~~separate estate~~ *sole and separate property*

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

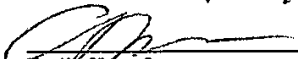
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1:  
Ptm. Lots 6-7, Block 19, VERNON HEIGHTS ADDITION

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): P54586

Dated: 10/23/2020

  
\_\_\_\_\_  
Emily Knopf

 10/23/2020  
\_\_\_\_\_  
Warren Connacher

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Emily Knopf and Warren Connacher are the persons who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 23<sup>rd</sup> day of October, 2020

Doug Clark  
Signature

Notary Public  
Title

My appointment expires: 12-15-21

Notary Public  
State of Washington  
Doug Clark  
Commission No. 196611  
Commission Expires 12-15-2021

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 106 North 5th Street, Mount Vernon, WA 98273  
Tax Parcel Number(s): P54586

**Property Description:**

The South ½ of Lot 6, and all of Lot 7, Block 19, "VERNON HEIGHTS ADDITION TO MT. VERNON, SKAGIT CO., WASH.", as per plat recorded in Volume 2 of Plats, page 108, records of Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-7459-TJ

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**EXHIBIT B**

20-7459-TJ

1. 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:

Vernon Heights Addition to Mt. Vernon

Recorded:

March 2, 1891

Auditor's No.:

Volume 2 of Plats, Page 108

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-7459-TJ

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