

**AFTER RECORDING MAIL TO:**

**Forrest Ryan Hutter, Hillary Elizabeth Jones**  
**631 Mountain View Drive**  
**Mount Vernon, WA 98273**

**Filed for Record at Request of:**  
**Land Title & Escrow of Skagit & Island County**  
**Escrow No.: 01-180679-OE**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-4935  
Nov 19 2020  
Amount Paid \$5699.40  
Skagit County Treasurer  
By Heather Beauvais Deputy

**Statutory Warranty Deed**

**THE GRANTORS ISAAC L. WATTS and JESSICA J. WATTS, husband and wife** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **FORREST RYAN HUTTER, an unmarried person and HILLARY ELIZABETH JONES, an unmarried person** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:  
Lot 45, Mount Baker View Add

**For Full Legal See Attached Exhibit "A"**

Tax Parcel Number(s): **3745-000-045-0001, P53788**

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 01-180679-OE.

Dated November 16, 2020

Isaac L. Watts  
Isaac L. Watts

Jess J. Watts  
Jessica J. Watts

STATE OF Washington }  
COUNTY OF Skagit } SS:

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

Dated: November 18th 2020



Karen Ashley  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2022

**EXHIBIT A**

Lot 45, "THE PLAT OF MOUNT BAKER VIEW ADDITION," as per plat recorded in Volume 7 of Plats, pages 67 and 68, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.