

**When recorded return to:**  
Melanie Archuleta  
PO Box 491  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-723  
Feb 19 2021  
Amount Paid \$5445.00  
Skagit County Treasurer  
By Chelsea Stalcup Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620046451

**CHICAGO TITLE**  
620046451

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Devon P. Groves and Jeehee Kim, 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 Melanie Archuleta, 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): 21, Souzas Addition

Tax Parcel Number(s): P54295 / 3757-000-021-0004

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 16, 2021

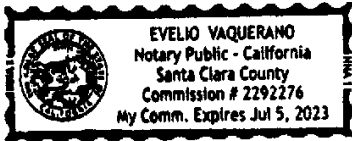
Devon P. Groves  
Devon P. Groves

Jeehee Kim  
Jeehee Kim

State of CA  
County of Santa Clara

I certify that I know or have satisfactory evidence that Devon P. Groves & Jeehee Kim  
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/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 2/17/2021



Evelio Vaquerano  
Name: Evelio Vaquerano  
Notary Public in and for the State of CA  
Residing at: Santa Clara  
My appointment expires: 7/5/2023

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P54295 / 3757-000-021-0004**

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Lot 21, "SOUZA'S ADDITION," as per plat recorded in Volume 8 of Plats, page 70, records of Skagit County, Washington.

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

**EXHIBIT "B"**  
Exceptions

1. Exceptions and reservations contained in Deed from the State of Washington recorded under Recording No. 82660 and Recording No. 82667, 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. 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 Sousa's Addition to Mt. Vernon:

Recording No: 650186

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: March 15, 1966  
Recording No.: 680056

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by Mount Vernon.
6. City, county or local improvement district assessments, if any.