

When recorded return to:

Nicole L. Everett
125 West Spruce Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-834
Feb 26 2021
Amount Paid \$4805.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

GNW 20-8879

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian J. Faley and Laura B. Faley, a married couple, 20134 East Stackpole Road, Mount Vernon, WA 98274,

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

in hand paid, conveys, and warrants to Nicole L. Everett, an unmarried person

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.

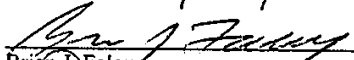
Abbreviated legal description: Property 1:


Ptn. Gov. Lot 9 -Section 19, Township 34 North, Range 4 East (aka E1/2 Tracts 10 & 11 Conway Tracts)

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): P54852

Dated: 2/25/21


Brian J. Faley


Laura B. Faley

Statutory Warranty Deed
LPB 10-05

Order No.: 20-8879-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Brian J. Faley and Laura B. Faley 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: 25th day of February, 2021

Doug Clark
Signature

Notary Public
Title

My appointment expires: 12-16-21

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

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

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 125 West Spruce Street, Mount Vernon, WA 98273
Tax Parcel Number(s): P54852

Property Description:

That portion of Government Lot 9 of Section 19, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point 602.5 feet south and 155 feet West of the Northeast corner of said section;
Thence West a distance of 50.66 fee;
Thence North a distance of 60 fee;
Thence East a distance of 50.66 fee;
Thence South 60 feet to the point of beginning;

(As known as the East ½ of Tracts 10 and 11 of Assessors Unrecorded "Conway Tracts")

Situated in Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

20-8879-KH

1. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon, a Municipal Corporation

Dated: March 5, 1931

Recorded: April 7, 1931

Auditor's No.: 243200, Vol. 157, page 499

Purpose: Sewer purposes

Area Affected: A portion of the subject property

2. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded January 10, 2014 as Auditor's File No. 201401100059 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Statutory Warranty Deed
LPB 10-05

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