

When recorded return to:

Daniel William Skillman and Ally Elizabeth Ganyo
1924 Aemmer Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1727

Apr 22 2021

Amount Paid \$8022.80
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620046848

CHICAGO TITLE
620046848

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brooke Walter Bolin and Jennifer Gwen Bolin, 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 Ally Ganyo and Daniel Skillman, A Married Couple

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.)

LTS 13, 14, 15, AEMMER ADDN TO MT VERNON

Tax Parcel Number(s): P61670 / 3853-000-015-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 12, 2021

X *[Signature]*
Brooke Walter Bolin

X *[Signature]*
Jennifer Gwen Bolin

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Brooke Walter Bolin and Jennifer Gwen Bolin
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 4/13/21

[Signature]
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Manassah WA
My appointment expires: 10/1/2023

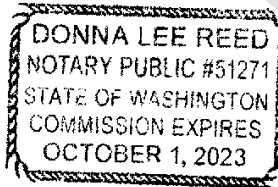


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P61670 / 3853-000-015-0005

Lots 13, 14 and 15, Aemmer Addition to Mount Vernon, according to the plat thereof, recorded in Volume 7 of Plats, page 92, records of Skagit County, Washington;

EXCEPT the West 110 feet of Lots 13 and 15.

AND EXCEPT that portion of Lots 13 and 15, Aemmer Addition to Mount Vernon, according to the plat thereof, recorded in Volume 7 of Plats, page 92, records of Skagit County, Washington, being more particularly described as follows:

Commencing at the Northwest corner of said Lot 13;

Thence South 89°41'00" East along the North line of said Lot 13, also being the Southerly right-of-way margin of Aemmer Street, for a distance of 110.00 feet, more or less, to the Northeast corner of the West 110.00 feet of said Lot 13 as created by that certain Quit Claim Deed adjusting boundary lines to Lloyd R. McEldoon and Joan McEldoon, husband and wife, recorded under Auditor's File No. 9706030018, records of Skagit County, Washington, and being the true point of beginning;

Thence continue South 89°41'00" East along said North line of Lot 13 for a distance of 20.00 feet;

Thence South 00°26'20" West parallel with said East line of the West 110.00 feet of Lots 13 and 15 for a distance of 103.51 feet;

Thence South 67°57'53" East for a distance of 160.01 feet, more or less, to the Southeasterly line of said Lot 15;

Thence South 33°04'30" West along said Southeasterly line for a distance of 44.33 feet, more or less, to the Southeast corner of said Lot 15;

Thence North 89°41'00" West along the South line of said Lot 15 for a distance of 144.87 feet, more or less, to a point bearing South 00°26'20" West from the true point of beginning, also being the Southeast corner of the West 110.00 feet of said Lot 15 as described on that certain Statutory Warranty Deed to Olaf A. Olausen and Eleanor J. Olausen, husband and wife, recorded under Auditor's File No. 200307020079, records of Skagit County, Washington;

Thence North 00°26'20" East along the East line of said West 110.00 feet of Lots 13 and 15 for a distance of 200.00 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of 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 Aemmer Addition to Mount Vernon:

Recording No: 573471

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 Survey:

Recording No: 200511080189

3. Covenants, conditions, restrictions and easements 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: June 3, 1997

Recording No.: 9706030018

4. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

5. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated

EXHIBIT "B"

Exceptions
(continued)

activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

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