

When recorded return to:
Melissa Hoag
1008 South 20th Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2715

Jun 16 2021

Amount Paid \$7173.00

Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY

620047676

Escrow No.: 620047676

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lee Griffin and Haylie Griffin, 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 Melissa Hoag, an unmarried woman and Zachary M Wilson, an
unmarried man

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

LOT 6, BLOCK 2, ALBERT BALCH'S WEDGWOOD, AN ADDITION TO MOUNT VERNON, WN,
AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 24, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P54734 / 3766-002-006-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 10, 2021

Lee Griffin
Lee Griffin

Haylie Griffin
Haylie Griffin

State of WASHINGTON
County of SKAGIT

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

Dated: June 11, 2021

Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

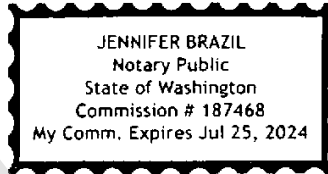


EXHIBIT "A"
Exceptions

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 the Plat of Albert Balch's Wedgwood, an Addition to Mount Vernon, Washington:

Recording No: 507780

2. Covenants, conditions and restrictions 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: February 3, 1955
Recording No.: 512718

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

In favor of: City of Mount Vernon, Washington
Purpose: Sewer, together with the rights of ingress and egress
Recording Date: January 25, 1955
Recording No.: 512247
Affects: The North 2 feet of the West 70 feet of said premises

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: November 8, 1974
Recording No.: 809833
Affects: A right-of-way 7 feet in width along the front lot line

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