

When recorded return to:

Cheryl Hendrickson
3635 South Salida Del Sol Avenue
Yuma, AZ 85365

GNW 21-11280

STATUTORY WARRANTY DEED

THE GRANTOR(S) Val C. Love, as his separate estate, _____,

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

in hand paid, conveys, and warrants to Cheryl Hendrickson, as their interest may appear

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:
Lot 81, Partington Place, Div. No. 3

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): P102234

Dated: June 10, 2021

Val C. Love

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2788

Jun 21 2021

Amount Paid \$6549.00
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-11280-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Val C. Love 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: 10 day of June, 2021

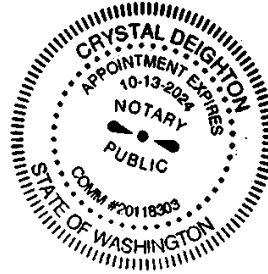


Signature

Escrow Assistant

Title

My appointment expires: 10-13-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1019 South 28th Street, Mount Vernon, WA 98274
Tax Parcel Number(s): P102234

Property Description:

Lot 81, "PARTINGTON PLACE DIVISION 3", as per plat recorded in Volume 15 of Plats, Pages 56 and 57, records of Skagit County, Washington.

Situate in County of Skagit, State of Washington.

EXHIBIT B
21-11280-KH

1. Any invalidity, unenforceability, lack of priority, adverse claim, or other matter created by or arising out of the recording of copies of electronic original documents in the Public Records.
2. Any defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the inaccessibility of the Skagit County recording office, including, but not limited to, (i) an inability to search the Public Records, (ii) any delay in recordation of the documents vesting Title or creating the lien of the Insured Mortgage in the Public Records, or (iii) any claim based on an assertion that the recording of the Insured Mortgage failed to be timely.

This Exception will be deleted if the County Offices are open on the day of Closing.

3. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat named Partington Place Division 1 recorded August 7, 1991 as Auditor's File No. 199108070007 (Volume 14 of Plats, Pages 186-190).
4. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat named Partington Place Division 3 recorded September 10, 1992 as Auditor's File No. 9209100066 (Volume 15 of Plats, Pages 56-57).

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

5. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Kendall D. Gentry and Nancy F. Gentry, husband and wife, and Washington Federal Savings and Loan, recorded September 13, 1991 as Auditor's File No. 9109130093.

Modified and/or amended by instrument recorded December 12, 1991 as Auditor's File No. 9112120049.

6. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded December 14, 1990, as Auditor's File No. 9012140084.

Re-recorded April 15, 1991 as Auditor's File No. 9104150079 to correct the legal description.

7. Any tax, fee, assessments or charges as may be levied by Public Utility District No. 1.

Statutory Warranty Deed
LPB 10-05