

When recorded return to:
Rebecca Jean Delano
24053 North Westview Road
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047455

CHICAGO TITLE
020047455

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lawrence M McKinnon and Michele McKinnon, 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 Rebecca Jean Delano, 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 1 of Survey 200808180120, being a portion of Block: 38, Montborne, and Ptn.Block 10,
Reserve Add

Tax Parcel Number(s): P74736 / 4136-010-004-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3103

Jul 08 2021

Amount Paid \$8022.80

Skagit County Treasurer

By Flora Cruz Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 2, 2021

Lawrence M McKinnon
Lawrence M McKinnon

Michele McKinnon
Michele McKinnon

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Lawrence M. McKinnon and Michele McKinnon 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: July 07 2021

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

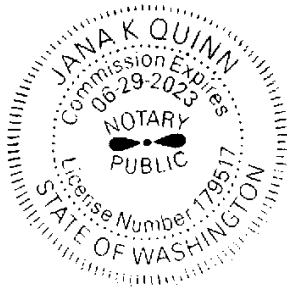


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P74736 / 4136-010-004-0004

Lot I of Survey recorded under Recording No. 200808180120, records of Skagit County, Washington being a portion of Lots 1 through 5, Block 10, Reserve Addition to the Town of Montborne, as per Plat recorded in Volume 2 of Plats Page 59, records of Skagit County, Washington; and Ptn. Lot 16, Block 38, Plat of the Town of Montborne, Skagit County, Washington, as per plat recorded in Volume 2 of Plats, Page 80, Skagit County, Washington.

Situate in Skagit County, 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 Survey:

Recording No: 399691

2. Public or private easements, if any, over vacated portion of said premises.
3. TERMS AND CONDITIONS OF SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY NO. 91-2-00070-3, JUDGMENT AND DECREE QUIETING TITLE:

Filed: May 11, 1992

4. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: August 27, 1993

Recording No.: 9308270057

5. 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: 200207220164

6. Lot Certificates, including the terms, covenants and provisions thereof

Recording No.: 200809090114

7. 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 Surveys:

EXHIBIT "B"

Exceptions
(continued)

Recording No: 200805270166
Recording No: 200806030039

8. 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: 200808180120

Including any question and/or claims based upon the omission of a description of vacated railroad right-of-way, (Skagit County Superior Court No. 91-2-00070-3).

9. Assessments, if any, levied by Skagit County Sewer District No. 2.
10. City, county or local improvement district assessments, if any.