

TN41072

Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

202108020088

08/02/2021 11:58 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

When recorded return to:

Kari S. Greiner and Danya R. Wolf
PO Box 486
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3551

Aug 02 2021

Amount Paid \$4565.00
Skagit County Treasurer
By Heather Beauvais Deputy

GNW 21-12316

STATUTORY WARRANTY DEED

Guardian NW Title 21-12316-KH

THE GRANTOR(S) Moni B. Butler, as her separate estate, as to a 1/4 interest, 25496 Vinechase Drive, Porter, TX 77365,

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

in hand paid, conveys, and warrants to Kari S. Greiner and Danya R. Wolf, a married woman as her separate estate

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

Lot 1 of Binding Site Plan No. 5-99, recorded February 14, 2000, as Skagit County Auditor's File No. 200002140085, records of Skagit County, Washington and being a portion of Tract C of Mount Vernon Short Plat No. 8-83 in the Southeast ¼ of the Northwest ¼ of Section 17, Township 34 North, Range 4 East, W.M..

Abbreviated legal description: Property 1:
Section 17, Township 34 North, Range 4 East - SE NW (aka Lot 1 BSP No. 5-99)

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 "A" attached hereto

Tax Parcel Number(s): P25957/8024-000-001-0000

Statutory Warranty Deed
LPB 10-05

Order No.: 21-12316-KH

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Dated: July 30, 2021

Moni B. Butler
Moni B. Butler

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Moni B. Butler 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: 30 day of July, 2021

Crystal Deighton
Signature

Escrow Assistant
Title

My appointment expires: 10-13-2024



EXHIBIT A
21-12316-KH

1. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company

Recorded: July 13, 1973

Auditor's No.: 787906

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;

Affects: As staked and/or as may be constructed adjacent and parallel to Continental Court

2. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Mount Vernon

And: Keith S. and Alison R. Johnson

Recorded: December 19, 1985

Auditor's No.: 8512190027

Regarding: Sidewalk, traffic light and other improvements

3. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND PROVISIONS THEREOF:

Between: The City of Mount Vernon

And: ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Binding Site Plan #BSP-5-99

Recorded: February 14, 2000

Auditor's No.: 200002140085Keith Johnson

Dated: December 16, 1985

Recorded: December 19, 1985

Auditor's No.: 8512190034

By said instrument the City of Mount Vernon also acknowledged payment of \$ 5,666.88.

4. TERMS AND CONDITIONS OF POWER OF ATTORNEY AND AGREEMENT REGARDING FORMATION OF LOCAL IMPROVEMENT DISTRICT:

Dated: July 15, 1993

Recorded: July 15, 1993

Auditor's No.: 9307150033

5. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. MV-8-83

Recorded: December 21, 1983

Auditor's No.: 8312210015

6. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Binding Site Plan #BSP-5-99

Statutory Warranty Deed
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