

When recorded return to:

Melanie J. Foley
1037 Opal Lane
Burlington, WA 98233

GNW 21-13309

STATUTORY WARRANTY DEED

THE GRANTOR(S) LuAnne Burkhart, as her separate estate, 1701 Grand Avenue, Mount Vernon, WA 98274,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Melanie J. Foley, an unmarried person

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 1, Blk 2, Hillcrest Park Addn to Mt. Vernon

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): P53162

Dated: 11-4-21

LuAnne Burkhart
LuAnne Burkhart

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5133

Nov 08 2021

Amount Paid \$7685.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-13309-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that LuAnne Burkhardt and Charles Burkhardt 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: 4th day of October, 2021



Signature

Notary

Title

My appointment expires: 1-7-23

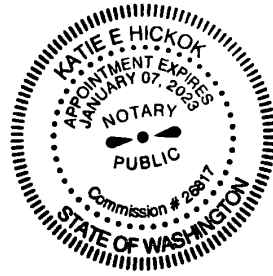


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1402 Fowler Street, Mount Vernon, WA 98274
Tax Parcel Number(s): P53162

Property Description:

Lot 1, Block 2, "HILLCREST PARK ADDITION TO MOUNT VERNON", as per plat recorded in Volume 6 of Plats at page 8, in the records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

21-13309-KH

1. 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 Hillcrest Park Addition to Mount Vernon recorded February 26, 1947 as Auditor's File No. 401635 (Volume 6 of Plats, Page 8).

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".

2. Unrecorded leaseholds, if any, rights of vendors and chattel mortgagees of personal property, and rights of tenants to remove trade fixtures at the expiration of term.