

When recorded return to:
Todd Stephens and Melyssa Stephens
3515 T Avenue
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620050617

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-1068

Mar 18 2022

Amount Paid \$11120.00
Skagit County Treasurer
By Lena Thompson Deputy

CHICAGO TITLE
620050617

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nancy L. Vernon, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Todd Stephens and Melyssa Stephens, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOTS 11 THROUGH 13, BLOCK 25, "BEALE'S MAPLE GROVE ADDITION TO ANACORTES",
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 19,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE NORTH 4 FEET THEREOF;

TOGETHER WITH ALL THAT PORTION OF 36TH STREET VACATED BY ORDINANCE NO.
1881, AS WOULD ATTACH BY OPERATION OF LAW.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P56731 / 3775-025-013-0009

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 2, 2022

Nancy L. Vernon
Nancy L. Vernon

State of _____
_____ of _____

I certify that I know or have satisfactory evidence that

_____ is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

*see attached
MSC*

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California

County of SAN FRANCISCO

s.s.

On 03-03-2022 before me, MA S. OO. NOTARY PUBLIC

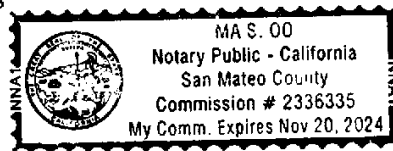
personally appeared NANCY L VERNON

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MA S. OO



OPTIONAL INFORMATION

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of STATUTORY WARRANTY DEED

containing pages, and dated

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other

representing:

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on

Page # Entry #

Notary contact:

Other

Additional Signer Signer(s) Thumbprints(s)

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Beale's Maple Grove Addition to Anacortes:

Recording No: Volume 2, Page 19

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: June 21, 1996
Recording No.: 9606210119

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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: 9708290074

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