

When recorded return to:

Travis Kleffner Christensen and Kendra Lynne Christensen
312 North 30th Street
Mount Vernon, WA 98273

GNW 22-16498

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eric D. Rolfs and Tanya L. Rolfs, husband and wife, 12519 227th Avenue Southeast, Monroe, WA 98272,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Travis Kleffner Christensen and Kendra Lynne Christensen, husband and wife

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 23, Skagit Orchards

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): P118354

Dated: 11/2/2022

[Signature]
Eric D. Rolfs

[Signature]
Tanya L. Rolfs

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224474

Nov 03 2022

Amount Paid \$9135.30

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16498-KH

Page 1 of 4

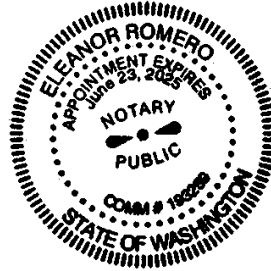
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 2nd day of November, 2022 by Eric D. Rolfs and Tanya L. Rolfs.

Eleanor Romero
Signature

Notary
Title

My commission expires: 6/23/2025



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 312 North 30th Street, Mount Vernon, WA 98273
Tax Parcel Number(s): P118354

Property Description:

Lot 12, PLAT OF SKAGIT ORCHARDS, according to the plat thereof recorded under Auditor's File No. 200109240161, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT B

22-16498-KH

10. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Skagit Orchards
Recorded: September 24, 2001
Auditor's No: 200109240161

11. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: March 6, 2002
Recorded: March 12, 2002
Auditor's No: 200203120075

Executed by: Windward Consulting, L.L.C.

12. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: January 26, 2001

Auditor's No.: 200101260088

Regarding: Preliminary plat approval

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.