

When recorded return to:

Kevin H. Jonely and Jennifer M. Jonely
408 South 28th Street
Mount Vernon, WA 98274

GNW 22-17041

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dana K. Freeborn, Trustee of The Mary K Lolley Living Trust dated December 28, 2007,
40823 Sonata Court, Palm Desert, CA 92260,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Kevin Jonely and Jennifer Jonely, a married couple

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 35, Eastmont

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): P106578

Dated: 10/24/2022

The Mary K Lolley Living Trust dated December 28, 2007

By: Dana K. Freeborn Trustee
Dana K. Freeborn, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224504

Nov 04 2022

Amount Paid \$7765.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-17041-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

California
Riverside

This record was acknowledged before me on 26 day of October, 2022 by Dana K. Freeborn, Trustee of The Mary K Lolley Living Trust dated December 28, 2007.

Signature

Angie Marie Ruiz

NOTARY PUBLIC
Title

My commission expires:

JUNE 18, 2025



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 408 South 28th Street, Mount Vernon, WA 98274

Tax Parcel Number(s): P106578

Property Description:

Lot 35, Plat of Eastmont, according to the plat thereof recorded in Volume 15 of Plats, pages 199 through 201, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

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10. 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: Plat/Subdivision Name: Plat of Eastmont Recorded: October 11, 1994 Auditor's No.: 9410110061, Vol. 15 of Plats, pages 199-201 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".

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

Dated: October 26, 1994

Recorded: October 27, 1994

Auditor's No: 9410270072

Executed by: John N. Hocking; Sandra J. Hocking and John Lund

12. Terms, conditions and provisions of that certain "Fund and Assessments" recorded under Auditor's File No. 9410270073.

13. Any tax, fee, assessments or charges as may be levied by Eastmont and Colony Grove Homeowners Organization.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-17041-KH

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