

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236268
Apr 27 2023
Amount Paid \$7605.00
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:

David Owen Wilson and Debra Ann Wilson, Trustees of THE WILSON FAMILY LIVING TRUST dated April 15, 2023
22859 Lake Terrace Lane
Mount Vernon, WA 98274

GNW 23-18147

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gene T. Pugliese, as his separate estate, 2423 East Meadow Boulevard, Mount Vernon, WA 98273,

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

in hand paid, conveys, and warrants to David Owen Wilson and Debra Ann Wilson, Trustees of THE WILSON FAMILY LIVING TRUST dated April 15, 2023

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:
Tract 10, O'Leary's Addition to Mount 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): P53965

Dated: 4-26-2023

Gene T. Pugliese
Gene T. Pugliese

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 26th day of April, 2023 by Gene T. Pugliese.

Doug Clark
Signature

Notary Public
Title

My commission expires: 12-15-25

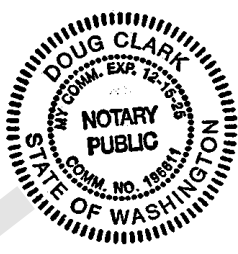


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 819 North 18th Street, Mount Vernon, WA 98273
Tax Parcel Number(s): P53965

Property Description:

Tract 10, O'Leary's Addition to Mount Vernon, as per Plat recorded in Volume 7 of Plats, Page 76, records of Skagit County, Washington.

EXHIBIT B

23-18147-KH

10. RESERVATION CONTAINED IN DEED:

Executed by: W.M. Lindsey and Emma S. Lindsey, husband and wife

Recorded: September 21, 1900

Auditor's No.: 34276

As Follows: All coal and other minerals is reserved and excepted from this conveyance

Said mineral rights are now vested in Skagit County through foreclosure of delinquent taxes and issuance of tax deed dated December 15, 1920 and recorded December 30, 1920 under Auditor's File No. 146781 in Volume 6 of Mining Claims, page 567.

11. 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/short plat/survey named O'Leary's Addition to Mount Vernon recorded July 12, 1957 as Auditor's File No. 553675.

12. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company

Dated: May 10, 1993

Recorded: May 21, 1993

Auditor's No. 9305210079

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

Area Affected: as described in instrument