

202306090020

06/09/2023 10:27 AM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor, WA

**When recorded return to:**  
Cameron Charles Bennett  
1014 South 21st Street  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20236821

Jun 09 2023

Amount Paid \$7925.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

**CHICAGO TITLE COMPANY**  
**620054157**

Escrow No.: 620054157

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey Goodrich and Amanda Crane, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Mignon Bennett, an unmarried person and Cameron Charles  
Bennett, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 7, BLOCK 1, ALBERT BALCH'S WEDGWOOD, AN ADDITION TO MOUNT VERNON,  
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 24,  
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P54722 / 3766-001-007-0009

Subject to:

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

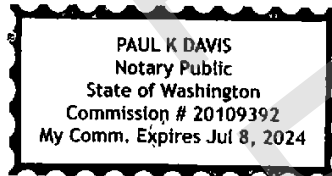
**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 31, 2023

*Jeffrey Goodrich*  
Jeffrey Goodrich  
*Amanda Crane*  
Amanda Crane

State of Washington  
County of Grays Harbor  
This record was acknowledged before me on 6/05/2023 by Jeffrey Goodrich and Amanda Crane.

*Paul K Davis*  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 7/8/24



**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 the Plat of Albert Balch's Wedgwood, an Addition to Mount Vernon:

Recording No: 507780

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon  
Purpose: Sewer  
Recording Date: January 25, 1955  
Recording No.: 512247  
Affects: Portion of said premises

3. 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: February 3, 1955  
Recording No.: 512718

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company, a Washington corporation  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: September 3, 1971  
Recording No.: 757660  
Affects: Portion of said premises

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

6. Assessments, if any, levied by Mt Vernon.

**EXHIBIT "A"**  
Exceptions  
(continued)

7. City, county or local improvement district assessments, if any.