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07/19/2023 12:32 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor, WA

When recorded return to:
Elizabeth Schutte and Marcus Schutte
2222 South 15th St.
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237322
Jul 19 2023
Amount Paid \$10719.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 23-18499

STATUTORY WARRANTY DEED

Order No.: NXP-0543221

THE GRANTOR(S)

Arthur B. Van Scoy and Tracy L. Van Scoy, a married couple

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys, and warrants to

Elizabeth Schutte and Marcus Schutte, a married couple

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

Lot 16, PLAT OF BLACKBURN RIDGE, as per plat recorded in Volume 16 of Plats, pages 206 through
208, inclusive, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: Lot 16, PLAT OF BLACKBURN RIDGE

Subject to Matters, Restrictions, Covenants, Conditions, and Easements of Record

Tax Parcel Number(s): P113165/4708-000-016-0000

Dated: July 13, 2023

Arthur B. Van Scoy
Arthur B. Van Scoy

Tracy L. Van Scoy
Tracy L. Van Scoy

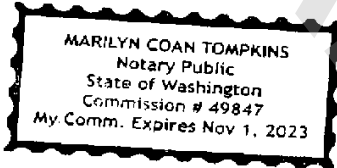
STATE OF WASHINGTON
COUNTY OF Skagit

This record was acknowledged before me on July 13, 2023 by Arthur B. Van Scoy.

Marilyn Coan Tompkins

Notary Public
My commission expires: 11/01/2023

Stamp



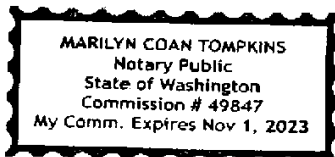
STATE OF WASHINGTON
COUNTY OF Skagit

This record was acknowledged before me on July 13, 2023 by Tracy L. Van Scoy.

Marilyn Coan Tompkins

Notary Public
My commission expires: 11/01/2023

Stamp



Subject to - Deed Exception(s):

STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation
And: Keith and Regina Ash, husband and wife
Dated: September 16, 1981
Recorded: September 23, 1981
Auditor's No.: 8109230024
Providing: Right to connect subject property to City sewer

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:

Name: Blackburn Ridge
Recorded: January 30, 1998
Auditor's No: 9801300134

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".

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

Dated: January 29, 1998
Recorded: January 29, 1998
Auditor's No: 9801290061
Executed by: Dean M. Holt and Gunnar Pedersen

PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN: Dated: February 20, 1998
Recorded: March 10, 1998 Auditor's No: 9803100092 Executed by: Gunnar Pedersen and Dean Holt