

When recorded return to:

Kathleen O'Leary
611 Mountain View Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237916

Sep 01 2023

Amount Paid \$7021.00

Skagit County Treasurer
By BELEN MARTINEZ Deputy

GNW 23-18459

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rental Properties N.W., LLC, a Washington Limited Liability Company

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

in hand paid, conveys, and warrants to Kathleen O'Leary, an unmarried person

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. pg. 3

Abbreviated legal description: Property 1:

Lot 43, PLAT OF MOUNT BAKER VIEW ADDITION

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): P53786

Statutory Warranty Deed
LPB 10-05

Order No.: 23-18459-KM

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Dated: 8/21/23

Rental Properties N.W., LLC, a Washington Limited Liability Company

By: [Signature]
Steven J. Morris, Co-Manager

By: [Signature]
Nicki M. Morris, Co-Manager

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 21 day of ^{Aug}September, 2023 by Steven J. Morris and Nicki M. Morris, Co-Managers of Rental Properties N.W., LLC.

[Signature]
Signature

[Signature]
Title

My commission expires: 6/19/25



Statutory Warranty Deed
LPB 10-05

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 611 Mountain View Drive, Mount Vernon, WA 98273

Tax Parcel Number(s): P53786

Property Description:

Lot 43, "PLAT OF MOUNT BAKER VIEW ADDITION", as per plat recorded in Volume 7 of Plats, pages 67 and 68, records of Skagit County, Washington.

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EXHIBIT B

23-18459-KM

9. 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:

Name: Plat of Mount Baker View Addition

Recorded: August 22, 1956

Auditor's No.: 540391

10. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: June 25, 1956

Recorded: August 22, 1956

Auditor's No.: 540392 Vol. 280 of Deeds, page 390

Executed By: Modern Home Builders, Inc., a Washington corporation, and Charles H. Streeter and Mary Streeter, husband and wife

11. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: The Public

Recorded: August 14, 1959

Auditor's No: 579103

Purpose: For the construction and maintenance of a drainage system

Area Affected: Over and across the West 10 feet of Lot 43

12. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on May 15, 2018 as Auditor's File No. 201805150045

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. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

13. Municipal assessments, if any, levied by the City of Mount Vernon. This Company suggests that inquiry be made to the City of Mount Vernon for current assessment status.

16. Unrecorded leaseholds, if any, and rights of parties in possession, if any.

Statutory Warranty Deed
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