

When recorded return to:

Megan Eileen Cardenas and Dale Edwin Patrick, Jr
312 North 30th Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238152

Sep 22 2023

Amount Paid \$9348.40
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

0222094836

Escrow No.: 620054836

STATUTORY WARRANTY DEED

THE GRANTOR(S) Travis Kleffner Christensen and Kendra Lynne Christensen, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Dale Edwin Patrick, Jr and Megan Eileen Cardenas, a married
couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 12, PLAT OF SKAGIT ORCHARDS, ACCORDING TO THE PLAT THEREOF RECORDED
UNDER AUDITOR'S FILE NO. 200109240161, 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): P118354 / 4781-000-012-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 09/21/2023

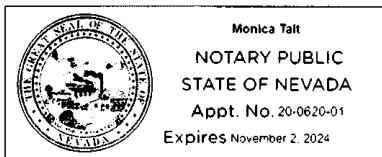
Travis Kleffner Christensen
Travis Kleffner Christensen

Kendra Lynne Christensen
Kendra Lynne Christensen

State of Nevada
County of Clark

This record was acknowledged before me by means of communication technology
on 09/21/2023 by Travis Kleffner Christensen and Kendra Lynne Christensen

(electronic official stamp) Monica Talt
Notary Public
My commission expires: 11/02/2024



Notarial act performed by audio-video communication.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P118354 / 4781-000-012-0000

LOT 12, PLAT OF SKAGIT ORCHARDS, ACCORDING TO THE PLAT THEREOF RECORDED
UNDER AUDITOR'S FILE NO. 200109240161, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 Skagit Orchards:

Recording No: 200109240161
2. Terms and conditions of Variance No. PP 00 0567:
Recorded: January 26, 2001
Auditor's No.: 200101260088, records of Skagit County, Washington
Providing: Approval of preliminary plat of "Skagit Orchards"
3. Covenants, conditions, restrictions and easements 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: March 12, 2002
Recording No.: 200203120075
4. 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 Survey:

Recording No: 201811210037
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.
7. City, county or local improvement district assessments, if any.