

202504070047

04/07/2025 12:25 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

When recorded return to:
Seang But
1412 S 27th Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250994

Apr 07 2025

Amount Paid \$8245.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

Chicago Title
620058237

Escrow No.: 620058237

STATUTORY WARRANTY DEED

THE GRANTOR(S) R Mike Anholt, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Seang But, a married man as his separate estate

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

LOT 7, "LITTLE MOUNTAIN ADDITION", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS
AT PAGES 1 THROUGH 5, INCLUSIVE, IN THE RECORDS OF SKAGIT COUNTY, STATE OF
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

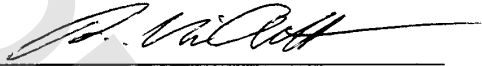
Tax Parcel Number(s): P100602 / 4566-000-007-0006

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: April 3, 2025

R Mike Anholt

State of WACounty of SnohomishThis record was acknowledged before me on 4/3/2025 by R Mike Anholt.

(Signature of notary public)

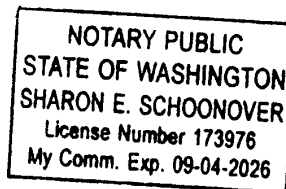
Notary Public in and for the State of WAMy commission expires: 9-4-26

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 Little Mountain Addition:

Recording No: 9110170035

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Assessments, if any, levied by Mt Vernon.
4. City, county or local improvement district assessments, if any.