

When recorded return to:
Matthew Scott Mickelson
310 Marcella Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-3271

Aug 02 2019

Amount Paid \$5220.40
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039042

CHICAGO TITLE
620039042

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua N Georgio and Kellie M Georgio, 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 Matthew Scott Mickelson, an unmarried person and Rylee
Small, an unmarried person

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

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

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

LT 7, HOGG SUBDIVISION, VOL. 16, PGS 154-155

Tax Parcel Number(s): P110909 / 4689-000-007-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 19, 2019

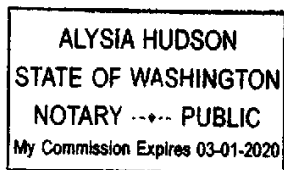
Josh Georgio
Josh Georgio
Kellie Georgio
Kellie Georgio

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Josh Georgio and Kellie Georgio
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: July 29, 2019



Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03.01.2020

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P110909 / 4689-000-007-0000

LOT 7, HOGG SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16
OF PLATS, PAGES 154 AND 155, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: July 30, 1907
Auditor's No.: 63371, records of Skagit County, Washington
In favor of: Puget Sound and Baker River Railroad Company
For: Underground electric system, together with necessary appurtenances
Affects: 50 feet right of way

NOTE: Exact location and extent of easement is undisclosed of record.
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 14, 1926
Auditor's No.: 197187, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric system, together with necessary appurtenances
Affects: The exact location and extent of said easement is not disclosed of record
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 31, 1948
Auditor's No(s): 415111, records of Skagit County, Washington
For: Drainage ditch
Affects: The exact location and extent of said easement is not disclosed of record
4. Certificate of Sedro-Woolley Ordinance No. 1221-95 established utility connection fees;
Recorded: February 23, 1995
Auditor's No.: 9502230028, records of Skagit County, Washington
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Hog Subdivision, recorded in Volume 16 of Plats, Pages 154 and 155:

Recording No: 9701150045
6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 27, 2016
Recording No.: 201607270194
Matters shown: Possible encroachment of a fence along the Southerly line of said premises by varying amounts

EXHIBIT "B"

Exceptions
(continued)

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by City of Sedro-Woolley.
9. City, county or local improvement district assessments, if any.