

When recorded return to:

Madeleine Neuman and Karen Neuman
3628 E. Broadway St.
Mount Vernon, WA 98274

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 2021-897

Mar 03 2021

Amount Paid \$10141.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:

**CHICAGO TITLE**
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620046260

Escrow No.: 245437855

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carl Hausauer and Sara Hausauer, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Madeleine Neuman and Karen Neuman, a married couple

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

Lot 9, "PLAT OF CANDLE RIDGE," according to the plat thereof, recorded in Volume 15 of Plats, Pages 110 and 111, records of Skagit County, Washington.

TOGETHER WITH a portion of the Southeast quarter of the Southeast quarter of Section 21, Township 34 North, Range 4 East of W.M., being more particularly described as follows:

Beginning at the Southwest corner of Lot 9 of the Plat of Candle Ridge approved on October 14, 1993 and recorded on October 19, 1993 under Auditor's File No. 9310190064, records of Skagit County, WA; thence South 1 degree 00'24" East along the Southerly projection of the West line of Lot 9 of said Plat of Candle Ridge, a distance of 165.00 feet to the North line of the Plat of Forest Estates approved on June 3, 1963, and recorded on August 5, 1963 in Volume 8 of Plats, at Pages 53 and 54, records of Skagit County, Washington; thence North 88 degrees 59'36" East along the North line of said Forest Estates a distance of 95.00 feet to a point on the Southerly projection of the East line of Lot 9 of said Candle Ridge; thence North 1 degree 00'24" West a distance of 165.00 feet to the Southeast corner of said Lot 9; thence South 88 degrees 59'36" West along the South line of said Lot 9 a distance of 95.00 feet to the point of beginning

Situate in the County of Skagit, State of Washington.

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

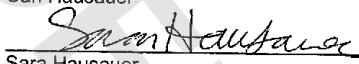
Tax Parcel Number(s): P104245 / 4610-000-009-0008, P121693 / 340421-0-044-0500,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

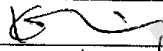
Dated: February 25, 2021

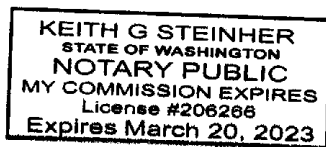

Carl Hausauer

Sara Hausauer

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Carl Hausauer and Sara Hausauer are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3-1-2021


Name: Keith G. Steinhilber
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 3-20-23



STATUTORY WARRANTY DEED
(continued)

EXHIBIT "A"
Exceptions

1. Exceptions and reservations as contained in instrument;
Recorded: April 2, 1902

Recording No.: Volume 44 of Deeds, page 499

Executed By: W.M. Lindsey and Emma S. Lindsey, his wife

No determination has been made as to the current ownership or other matters affecting said reservations.

2. 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 **PLAT OF CANDLE RIDGE**:
Recording No: 9310190064

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company

Purpose: Electric transmission and/or distribution line.

Recording Date: September 17, 1992

Recording No.: 9209170088

4. Agreement including the terms and conditions thereof;

Executed by: T.H.S., Inc., and City of Mount Vernon

Recording Date: October 19, 1993

Recording No.: 9310190066

Providing: Power of Attorney and formation of local improvement district

5. Exceptions and reservations as contained in deed;

Recording Date: April 2, 1902

Recording No.: Volume 44 of Deeds, Page 499

As follows: Excepting and reserving from this conveyance all petroleum, gas, coal and other minerals with right of entry to take and remove the same

6. Covenants, conditions, restrictions, assessments 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: August 31, 1994

Recording No.: 9408310034

Said instrument is a re-record of instrument recorded under recording number 9310220090

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 31, 1994

Recording No.: 9408310035

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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: 200304010105

STATUTORY WARRANTY DEED

(continued)

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Boundary Line Adjustment : Recording No: 200406040158

9. City, county or local improvement district assessments, if any.

10. Assessments, if any, levied by City of Mount Vernon.