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08/27/2021 11:23 AM Pages: 1 of 4 Fees: $206.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:

Samuel E. Riley and Sarah Elizabeth Riley
214 Lilly Lane
Mount Vernon, WA 98274

GNW 21-12256 B

STATUTORY WARRANTY DEED

THE GRANTOR(S) Epifanio Sedano, as his separate estate, ,

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

in hand paid, conveys, and warrants to Samuel E. Riley and Sarah Elizabeth Riley, a married couple

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.

Abbreviated legal description: Property 1: Ptn of Tract C SP#MV-1-83 (aka Lot Y Survey PL17-018)

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): P133651

Dated: 8/26/2021

Epifanio Sedano

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-3970
Aug 27 2021
Amount Paid $1205.00
Skagit County Treasurer
By Lena Thompson Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Epifanio Sedano is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 26th day of August, 2021

Signature

Title Notary

My appointment expires: 4-29-23



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EXHIBIT A
LEGAL DESCRIPTION

Property Address: NHN Lilly Lane, Mount Vernon, WA 98274
Tax Parcel Number(s): P133651

Property Description:

That portion of Tract "C" of Short Plat No. MV-1-83, approved April 26, 1983, recorded April 27, 1983 in Book 6 of Short Plats, page 58, under Auditor's File No. 8304270013, being a portion of the Southwest Quarter (SW ¼) of Section Twenty-two (22), Township Thirty-four (34) North, Range Four (4) East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of said Tract "C", said point being also the Southeast corner of Lot 5 as delineated on Mount Vernon Short Plat No. LU-05-078, approved September 1, 2006 and recorded September 7, 2006, under Auditor's File No. 200609070075, being a portion of Lot 2, "TIMBERLINE, DIVISION III", as per plat recorded in Volume 13 of Plats, page 79, records of Skagit County, Washington;
thence N 1°45'39" E along the common line between said Lot 5 and Tract "C", a distance of 121.25 feet to the Northeast corner of said Lot 5;
thence S 89°12'57" E along a line parallel to the South line of said Tract "C", a distance of 115.82 feet to the East line of said Tract "C";
thence S 0°22'09" W, along the East line of said Tract "C", a distance of 121.24 feet to the Southeast corner thereof;
thence N 89°12'57" W, along the South line of said Tract "C", a distance of 118.77 feet to the Point of Beginning, and containing 14,220 square feet, more or less.

(aka Parcel Y as shown in Boundary Line Adjustment recorded March 28, 2017 in Skagit County as Auditor's File #201703280046)

Situate in the County of Skagit, State of Washington.

EXHIBIT B

21-12256-TJ-B

1. 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 named Short Plat MV-1-83 recorded April 27, 1983 as Auditor's File No. 8304270013.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

2. 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 named LU-05-078 recorded September 7, 2006 as Auditor's File No. 200609070075.

3. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded March 28, 2017 under Auditor's File No. 201703280046.

4. 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 named Stalcup, Wade & Sedano Survey recorded March 28, 2017 as Auditor's File No. 201703280046.

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