

When recorded return to:

Carina A Becerra
318 Union Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4173

Sep 09 2021

Amount Paid \$4965.00

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

Escrow No.: 620048902

CHICAGO TITLE
620048902

STATUTORY WARRANTY DEED

THE GRANTOR(S) Balwant S. Kalsi and Manjit K. Kalsi, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Carina A Becerra, a single woman

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.)

PTN LTS 1-3, BLK 2, "CENTRAL ADDN TO MOUNT VERNON", AKA PARCEL B, BLA, REC NO.
200410010114

Tax Parcel Number(s): P122135 / 3711-002-005-0100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 23, 2021

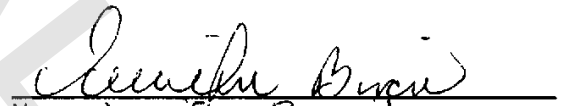
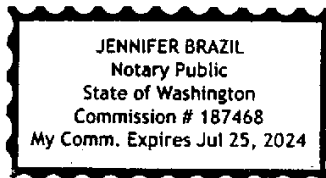


Balwant S. Kalsi

Manjit K. KalsiState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Balwant S. Kalsi and Manjit K. Kalsi

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: August 24, 2021

Name: Jennifer Brazil
Notary Public in and for the State of Washington
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P122135 / 3711-002-005-0100

THE SOUTH 10.00 FEET OF THE EAST 54.79 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH AND EAST LINES) OF LOT 1, BLOCK 2, "CENTRAL ADDITION TO MOUNT VERNON" AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 103, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE EAST 54.79 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF LOT 2, BLOCK 2, SAID PLAT OF "CENTRAL ADDITION TO MOUNT VERNON";

TOGETHER WITH LOT 3, BLOCK 2, SAID PLAT OF "CENTRAL ADDITION TO MOUNT VERNON";

EXCEPT FROM ALL THE ABOVE, THOSE PORTIONS CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY BY DEED DATED JUNE 3, 1953, RECORDED JULY 15, 1953 UNDER AUDITOR'S FILE NO. 490547 AND BY DEED DATED OCTOBER 19, 1972, RECORDED FEBRUARY 5, 1973, UNDER AUDITOR'S FILE NO. 780239, RECORDS OF SKAGIT COUNTY, WASHINGTON.

(ALSO KNOWN AS PARCEL "B" OF BOUNDARY LINE SURVEY RECORDED OCTOBER 1, 2004 UNDER RECORDING NUMBER 200410010114)

SUBJECT TO AND TOGETHER WITH A NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT OVER PARCEL "B" TO BENEFIT "PARCEL "A" FOR PEDESTRIAN INGRESS AND EGRESS AND UTILITY LINE OR LINES OVER, UNDER AND ACROSS THE EXISTING AS-CONSTRUCTED ROUTE OF SAID PEDESTRIAN AND/OR UTILITY ROUTE. THE EASEMENTS SHALL RUN WITH THE LAND AND ARE TO BE MUTUALLY MAINTAINED BY THE UNDERLYING PROPERTY OWNERS OF SAID PARCELS "A" AND "B".

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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

Granted to:	City of Mount Vernon
Purpose:	Sewer pipeline or pipelines
Recording Date:	June 30, 1977
Recording No.:	859648
Affects:	The Easterly 10 feet lying parallel with and contiguous to the State
Highway	right-of-way
2. 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: 200420010114
3. Quit Claim Deed for Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date: October 1, 2004
Recording No.: 200410010078
4. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

EXHIBIT "B"

**Exceptions
(continued)**

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.
8. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2021
Tax Account Number: P122135 / 3711-002-005-0100
Levy Code: 0930
Assessed Value-Land: \$85,700.00
Assessed Value-Improvements: \$76,700.00

General and Special Taxes: Billed: \$2,164.13
Paid: \$1,082.12
Unpaid: \$1,082.01

9. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.