

When recorded return to:
Shaun Chappell and Marianna Hanigar and Anna
Maria Chappell
305 Old Homestead Rd
Lopez Island, WA 98261

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049001

CHICAGO TITLE
020049001

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel B. Absten and Shailey A. Absten who acquired title as Shailey A. Halgren, 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 Shaun Rae Chappell and Marianna Haniger, a married couple and Anna Maria Chappell, 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. 46, LITTLE MOUNTIAIN ADDN

Tax Parcel Number(s): P100653 / 4566-000-046-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4474

Sep 29 2021

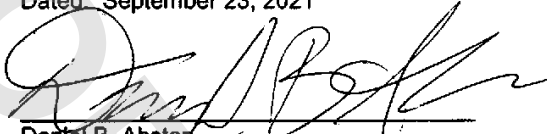
Amount Paid \$6245.00

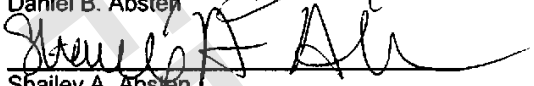
Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 23, 2021



Daniel B. Absten


Shailey A. Absten

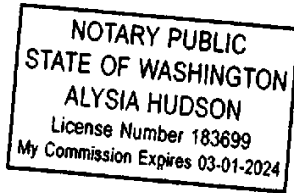
State of Washington

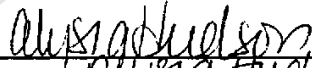
county of Skagit

I certify that I know or have satisfactory evidence that
Daniel B. Absten and Shailey A. Absten

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

Dated: September 27, 2021





Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arington
My appointment expires: 03.01.2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P100653 / 4566-000-046-0005

LOT 46, LITTLE MOUNTAIN ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGE 1, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 the Plat of Little Mountain Addition:

Recording No: 9110170035

2. This property shall not at any time be used for retirement center or senior housing project, as cited in that certain deed of record as recorded December 8, 1989, under Recording No. 8912080068, records of Skagit County, Washington.

3. Skagit County Right to manage Natural Resource Land Disclosure and the terms and conditions thereof:

Recording Date: September 24, 2018
Recording No.: 201809240067

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."

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.

EXHIBIT "B"
Exceptions
(continued)

7. Assessments, if any, levied by Mt Vernon.