

POOR ORIGINAL

202202240041

02/24/2022 10:38 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

When recorded return to:

Nichole C. Leal
9571 Jenny Lane
Sedro-Woolley, WA 98284

GNW 21-14300

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeremy Price, as his separate estate, P.O. Box 6994, Helena, MT 59604,

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

in hand paid, conveys, and warrants to Nichole C. Leal, an unmarried person

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:
Section 19, Township 35 North, Range 5 East - NE SE (aka Tract 1 SP 91-069)

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): P101320

Dated: 02/17/2022

Jeremy Price
Jeremy Price

Sally Price
Sally Price, as to any interest

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2022-682
Feb 24 2022
Amount Paid \$9233.20
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-14300-KH

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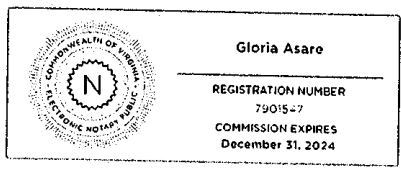
GA
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 17th day of February, 2022 by Jeremy Price and Sally Price.


Signature Gloria Asare

Electronic Notary Public
Title

Registration No: 7901547
My appointment expires: 12/31/2024



Notarized online using audio-video communication

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 9571 Jenny Lane, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P101320

Property Description:

Tract 1 of SKAGIT COUNTY SHORT PLAT NO. 91-069, also known as Jenny Acres, as approved April 14, 1992, and recorded April 15, 1992, in Volume 10 of Short Plats, page 76, under Auditor's File No. 9204150078, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Southeast Quarter of Section 19, Township 35 North, Range 5 East of the Willamette Meridian.

EXHIBIT B

21-14300-KH

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 28, 1912
Auditor's No(s): 93495, records of Skagit County, Washington
In favor of: Pacific Northwest Traction Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
2. Agreement, including the terms and conditions thereof, for the use of a pipeline, dated September 26, 1960, and disclosed by deed recorded January 11, 1974, under Auditor's File No. 795498, records of Skagit County, Washington. The location of said pipeline is not disclosed of record.
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 29, 1992
Auditor's No(s): 9205290052, records of Skagit County, Washington
In favor of: GTE Northwest
For: Underground telephone, telegraph and communication systems
4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 2, 1992
Auditor's No.: 9206020041, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
5. 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 No. 91-069 recorded April 15, 1992 as Auditor's File No. 9204150078.
6. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded September 12, 2017 as Auditor's File No. 201709120077 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.