

When recorded return to:

Patrick Bacon and Makenzie Yant
8628 Timberland Court
Concrete, WA 98237

GNW 22-16506

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jessica Mack and Jason Mack, wife and husband, 19837 Aloha Lane, Sedro-Woolley, WA 98284,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Patrick Bacon, an unmarried man, and Makenzie Yant, an unmarried woman

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: Lot 4, Forest Park Estates

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): P128274

Dated: 10/24/2022

[Signature]
Jessica Mack

[Signature]
Jason Mack

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20224340
Oct 25 2022
Amount Paid \$10675.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16506-KH

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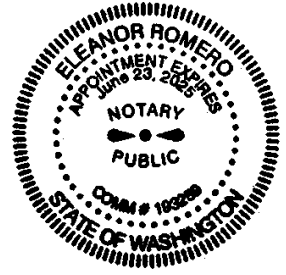
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 24th day of October, 2022 by Jessica Mack and Jason Mack.

Eleanor Romero
Signature

Notary
Title

My commission expires: 6/23/2025



UNOFFICIAL DOCUMENT

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 8628 Timberland Court, Concrete, WA 98237
Tax Parcel Number(s): P128274

Property Description:

Lot 4, "PLAT OF FOREST PARK ESTATES," as per plat recorded on February 11, 2009, under Auditor's File No. 200902110084, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
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EXHIBIT B

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1. Reservations, provisions and/or exceptions contained in instrument executed by State of Washington, recorded as Auditor's File No. 148894.
2. Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights-of-way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.
3. Easement, affecting a portion of subject property for the purpose of Hauling forest products including terms and provisions thereof granted to State of Washington recorded April 20, 1987 as Auditor's File No. 8704200015
4. Reservations, provisions and/or exceptions contained in instrument executed by Georgia-Pacific Corporation, a Georgia corporation, recorded July 5, 1990 as Auditor's File No. 9007050098.
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. 91-099 recorded May 28, 1993 as Auditor's File No. 9305280027.
6. Regulatory notice/agreement regarding Road Variance PL98-0105 that may include covenants, conditions and restrictions affecting the subject property, recorded August 26, 1998 as Auditor's File No. 9808260025 .

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.
7. Regulatory notice/agreement regarding Variance Permit VA 98-0105 that may include covenants, conditions and restrictions affecting the subject property, recorded August 11, 1998 as Auditor's File No. 9808110003 .

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.
8. Title notification that the subject property is adjacent to property designated Designated Natural Resource Lands lands by Skagit county executed by Louis H. Requa, recorded August 23, 2002 as Auditor's File No. 200208230147. Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.
9. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded July 17, 2006, as Auditor's File No. 200607170156.

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10. 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 Forest Park Estates recorded February 11, 2009 as Auditor's File No. 200902110084.

11. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Forest Park Estates, LLC, recorded February 11, 2009 as Auditor's File No. 200902110087.

12. Lot certification, including the terms and conditions thereof, recorded February 11, 2009 as Auditor's File No. 200902110085. Reference to the record being made for full particulars. The company makes no determination as to its affects.

13. Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof recorded February 11, 2009} as Auditor's File No. 200902110086