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04/05/2023 02:43 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

When recorded return to:
Susie P. Spencer
Anew Home LLC
31412 9th Ave NE Unit B
Stanwood, WA 98292

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236044
Apr 05 2023
Amount Paid \$4325.00
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

CHICAGO TITLE
620053781

Escrow No.: 620053781

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shannen Marie Trefz, an unmarried person and Delaney Jean Broadway-Ryan, an unmarried person, as tenants in common

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Anew Home LLC, a Washington limited liability company

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(S) 15 AND 16, BLK 21, "PLAT OF THE SOUTHERN ADDN TO MT. VERNON"

Tax Parcel Number(s): P54357 / 3758-021-016-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 4/1/2023

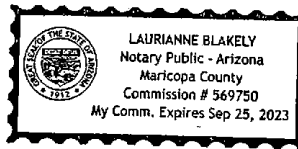
Shannen Marie Trefz
Shannen Marie Trefz

Delaney Jean Broadway-Ryan
Delaney Jean Broadway-Ryan

State of Arizona
County of Pinal

This record was acknowledged before me on 04-01-2023 by Shannen Marie Trefz.

Laurianne Blakely
(Signature of notary public)
Notary Public in and for the State of Arizona
My commission expires: 09-25-2023



State of Washington
County of Skagit

This record was acknowledged before me on 04/03/2023 by Delaney Jean Broadway-Ryan.

Alysia Hudson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 03/01/2024

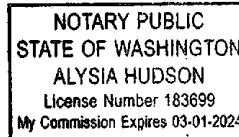


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P54357 / 3758-021-016-0006

LOT(S) 15 AND 16, BLOCK 21, "PLAT OF THE SOUTHERN ADDITION TO MT. VERNON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 110, 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, encroachments, 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 the Plat of the Southern Addition to Mt Vernon:

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2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Assessments, if any, levied by Mt Vernon.
4. City, county or local improvement district assessments, if any.
5. 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."

6. 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.