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08/24/2023 10:16 AM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20237798

Aug 24 2023

Amount Paid \$16148.00

Skagit County Treasurer

By Lena Thompson Deputy

When recorded return to:

Judith M Hannigan  
23090 Buchanan Street  
Mount Vernon, WA 98273

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**STATUTORY WARRANTY DEED**

**THE GRANTOR(S)** Gregory A. Ellason and Sherrill M. Marble, husband and wife

for and in consideration of \$10.00 and other good and valuable consideration

in hand paid, conveys, and warrants to Judith M Hannigan, *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.

Subject to: see attached Exhibit "B"

Abbreviated Legal: Lot 14, Blk 4, Bingham Acreage

Tax Parcel Number(s): 3864-004-014-0005/P62209

LPB 10-05

Dated: 08/22/2023

Sherrill M. Marble  
Sherrill M. Marble

Gregory A. Eliason  
Gregory A. Eliason

Arizona  
State of ~~Washington~~ MT  
County of Maricopa

This record was acknowledged before me on August 22nd, 2023 by Sherrill M. Marble + Gregory A. Eliason.

Monalee Kamley  
Notary Public

My commission expires: 12/26/23



Title Order No.: 209932-LT

**ALTA COMMITMENT**

**EXHIBIT A**

**Parcel A:**

Lot 14, Block 4, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

TOGETHER WITH the North 20 feet of the vacated road adjacent to Lot 14, Block 4, as vacated by instrument recorded November 15, 2001, under Auditor's File No. 200111150009, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**Parcel B:**

A non-exclusive easement for ingress, egress, utilities and drainage over, under and across the following described property:

The East 15 feet of Lot 3 and the West 15 feet of Lot 4; the North 20 feet of the West 15 feet of Lot 13, all in Block 4, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

ALSO TOGETHER WITH a non-exclusive easement for ingress and egress over, under, across and through the West 46 feet of the East 61 feet of the South 15 feet of Lot 3, Block 4, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**END OF EXHIBIT A**

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.*

ALTA Commitment for Title Insurance

Exhibit "B"

DECLARATION OF EASEMENT FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE:

Recorded: June 15, 2000  
Auditor's No.: 200006150112

Said instrument is a re-recording under Auditor's File No. 200006140193.

Order Vacating County Right of Way and the terms and conditions thereof as recorded November 15, 2001 under Auditor's File No. 200111150009.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Buchanan Avenue LLC, a Washington limited liability company  
Purpose: For ingress, egress and the installation, repair and maintenance of utilities and septic drainfield  
Area Affected: As described therein  
Dated: August 20, 2001  
Recorded: August 22, 2001  
Auditor's No.: 200108220078

AMENDMENT TO DECLARATION OF EASEMENT:

Recorded: September 17, 2001  
Auditor's No.: 200109170140

2ND AMENDMENT TO DECLARATION OF EASEMENT:

Recorded: January 17, 2003  
Auditor's No.: 200301170133

EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Clear Lake, L.L.C., a Washington limited liability company  
Purpose: For ingress and egress  
Area Affected: The West 46 feet of the East 61 feet of the North 15 feet of Lot 14, Block 14  
Dated: May 3, 2002  
Recorded: May 8, 2002  
Auditor's File No.: 200205080124

OPERATION AND MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Stanton Industries Inc.  
And: Bill Rimmer  
Dated: April 25, 2002  
Recorded: May 8, 2002  
Auditor's File No.: 200205080140  
Regarding: For sewage treatment

EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Clear Lake, L.L.C., a Washington limited liability company  
Purpose: Construction, placement, repair and maintenance of septic drainfield and drainage lines  
Area Affected: Portion of Lots 2, 3, 4, 14, Blk 5  
Dated: May 12, 2003  
Recorded: May 20, 2003  
Auditor's File No.: 200305200005

Matters as disclosed by survey recorded August 11, 2014 under Auditor's File No. 201408110073, records of Skagit County, Washington.  
(Affects: a portion of subject land and other lands)

Right to Manage Natural Resource Lands Disclosure, and the terms and conditions thereof, as disclosed by instrument recorded on January 28, 2016 under Auditor's File No. 201601280074. Reference is made to said document for full particulars.

Easements, if any, for public utilities, pipelines or facilities installed in any portion of the vacated street or alley, lying within the land, together with the right of ingress and egress to repair, maintain, replace and remove the same.

Any private right to use any portion of the vacated street or alley, lying within the land.