

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238759
Nov 15 2023
Amount Paid \$8583.00
Skagit County Treasurer
By Kaylee Oudman Deputy

When recorded return to:

City of Seattle, a municipal corporation of the State of Washington
700 5th Avenue North Ste 3300, Real Estate Services Room 3338/ Po Box 34023
Seattle, WA 98109

GNW 21-14290

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kevin Crozier and Tara McGown, husband and wife, PO Box 26, Rockport, WA 98238,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to City of Seattle, a Municipal Corporation of the State of Washington

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 36, Township 35 North, Range 9, East - SE NW (aka Lot B SP 92-031)

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): P45047

Dated: 10/31/2023

Kevin B. Crozier
Kevin Crozier

Tara McGown
Tara McGown

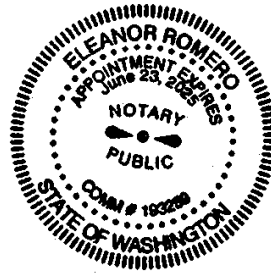
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 31st day of ^{October}~~November~~, 2023 by Kevin Crozier and Tara McGown.

Eleanor Romero
Signature

Notary
Title

My commission expires: 6/23/2025



Statutory Warranty Deed
LPB 10-05

Order No.: 21-14290-KH

Page 2 of 4

UNOFFICIAL DOCUMENT

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 11488 Martin Road, Rockport, WA 98283
Tax Parcel Number(s): P45047

Property Description:

Lot B, Short Plat No. 92-031, approved November 2, 1992, and recorded December 16, 1992 in Book 10 of Short Plats, page 157, under Auditor's File No. 9212160072, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 36, Township 35 North, Range 9, East, W.M.

Statutory Warranty Deed
LPB 10-05

Order No.: 21-14290-KH

Page 3 of 4

EXHIBIT B

21-14290-KH

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 Short Plat No.: 92-031 recorded December 16, 1992 as Auditor's File No. 9212160072.

11. Regulatory notice/agreement regarding Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands that may include covenants, conditions and restrictions affecting the subject property, recorded October 26, 2009 as Auditor's File No. 200910260023 .

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.

12. Regulatory notice/agreement regarding Title Notification - Special Flood Hazard Area that may include covenants, conditions and restrictions affecting the subject property, recorded October 26, 2009 as Auditor's File No. 200910260024 .

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.