

202312290031

12/29/2023 10:40 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

When recorded return to:
Roberta Wright and Timothy Neal
11316 Foxfire Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20239203
Dec 29 2023
Amount Paid \$5605.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620055125

Escrow No.: 620055125

STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy M. Givens and Blair M. Givens as Co-Trustees of The Blair M. Givens Revocable Trust, Declaration dated January 12, 2010

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Roberta Wright and Timothy Neal, a married couple

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.)

PTN N 1/2 NE 1/4 SE 1/4 NE 1/4 SEC 32-35-5E, W.M.

Tax Parcel Number(s): P40487 / 350532-1-005-0215

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 12/22/23

The Blair M Givens Revocable Trust

BY: [Signature]
Timothy M. Givens
Co-Trustee

BY: [Signature]
Blair M. Givens
Co-Trustee

State of Florida

County of Palm Beach

This record was acknowledged before me on 12-22-2023 by Timothy M. Givens and Blair M. Givens as Co-Trustee and Co-Trustee, respectively, of The Blair M Givens Revocable Trust.

(Signature of notary public) Miguel A. Ramirez
Notary Public in and for the State of Florida
My appointment expires: 07-08-2027
My Commission # HH397838

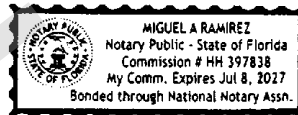


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P40487 / 350532-1-005-0215

THE NORTH ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS A 60 FOOT STRIP OF LAND AS SET FORTH IN THAT CERTAIN DECLARATION OF EASEMENT RECORDED MARCH 2, 1972, UNDER AUDITOR'S FILE NO. 764746.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	future and present owners
Purpose:	ingress and egress and utilities
Recording Date:	March 2, 1972
Recording No.:	764746
Affects:	as described in said instrument
2. City, county or local improvement district assessments, if any.
3. 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."
4. 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.