

When recorded return to:

Joshua Top and Rebecca Top
11194 Bayview Edison Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249578
Feb 14 2024
Amount Paid \$12944.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

GNW 24-19889

STATUTORY WARRANTY DEED

THE GRANTOR(S) R AND J DIRTWORKS INC., a Washington Corporation, 418 North Barker Street, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Joshua Top and Rebecca Top, a married couple

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. pg. 4

Abbreviated legal description: Property 1:
PTN. LOTS 7-9, BLOCK 28, PLAT OF THE TOWN OF MONTBORNE

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

This conveyance is subject to a deed of trust of recorded April 8, 2022 as Auditor's File Number 202204080058 which shall be assumed by said Grantee.

Tax Parcel Number(s): P74628 and P134298

Dated: 02/14/2024

R AND J DIRTWORKS INC., a Washington Corporation

By: Jeremy Wayne Chastain
Jeremy Chastain, President

By: Randall Hibma
Randall Hibma, Vice President

Statutory Warranty Deed
LPD 10-05

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STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 14 day of February, 2024 by Jeremy Chastain, President of R
AND J DIRTWORKS INC. and Randal Tibbitts, Vice President of R AND J DIRTWORKS INC..

KB KB
Signature

Notary
Title

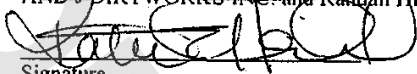
My commission expires: 09/11/2027

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2027

Notarized remotely online using communication technology via Proof.

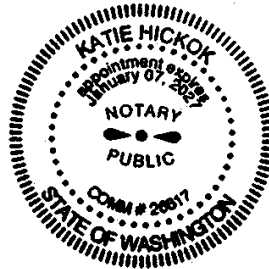
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 14 day of February, 2024 by ~~Jeremy Chastain, President of R- AND J DIRTWORKS INC.~~ and Randall Hibma, Vice President of R AND J DIRTWORKS INC..


Signature

Notary
Title

My commission expires: 1-7-27



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 18158 & 18162 Freedom Lane, Mount Vernon, WA 98274

Tax Parcel Number(s): P74628 and P134298

Property Description:

PARCEL A:

LOTS 7 AND 8, BLOCK 28, PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOL. 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE NORTH 2.48 FEET OF SAID LOT 8.

TOGETHER WITH THAT ADJOINING SOUTHWESTERLY HALF OF THE VACATED RIGHT-OF-WAY OF WASHINGTON STREET AND THE NORTHEASTERLY HALF OF THE VACATED BLOCK 28 ALLEY, ADJACENT THERETO, AS CONVEYED BY QUIT CLAIM DEED RECORDED MARCH 7, 2008, UNDER AUDITOR'S FILE NO. 200803070054.

TOGETHER WITH AN EASEMENT AS RECORDED ON JUNE 3, 2008, UNDER AUDITOR'S FILE NO. 200806030040.

ALSO, EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THE RIGHT-OF-WAY FOR LOGGING RAILROAD OVER AND ACROSS SAID BLOCK 28, AS CONVEYED TO NELSON-NEAL LUMBER COMPANY BY DEED DATED MARCH 28, 1936 AND RECORDED APRIL 7, 1936 IN VOLUME 169 OF DEEDS, PAGE 243, UNDER AUDITOR'S FILE NO. 277827, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

LOT 9, BLOCK 28, PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOL. 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE NORTH 2.48 FEET OF LOT 8 OF SAID BLOCK 28.

ALSO, TOGETHER WITH THAT ADJOINING SOUTHEASTERLY "HALF" OF THE VACATED RIGHT-OF-WAY OF GRANT STREET, BEING 35 FEET AND THE SOUTHWESTERLY HALF OF THE VACATED WASHINGTON STREET AND THE NORTHEASTERLY HALF OF THE VACATED BLOCK 28 ALLEY, ADJACENT THERETO, AS CONVEYED BY QUIT CLAIM DEED RECORDED MARCH 7, 2008, UNDER AUDITOR'S FILE NO. 200803070054.

TOGETHER WITH AN EASEMENT AS RECORDED ON JUNE 3, 2008, UNDER AUDITOR'S FILE NO. 200806030040.

EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THE RIGHT-OF-WAY FOR LOGGING RAILROAD OVER AND ACROSS SAID BLOCK 28, AS CONVEYED TO NELSON-NEAL LUMBER COMPANY BY DEED DATED MARCH 28, 1936 AND RECORDED APRIL 7, 1936 IN VOLUME 169 OF DEEDS, PAGE 243, UNDER AUDITOR'S FILE NO. 277827, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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EXHIBIT B

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9. 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 Plat of the Town of Montborne recorded May 21, 1890, in Volume 2 of Plats, page 80.
10. Lot certification, including the terms and conditions thereof dated October 26, 1998, recorded November 10, 1998 as Auditor's File No. 9811100063. Reference to the record being made for full particulars. The company makes no determination as to its affects.
11. 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 Survey for Wardell and Lyon recorded October 29, 2007 as Auditor's File No. 200710290098.
12. TERMS AND CONDITIONS OF CONVEYANCE OF SEWER FACILITY: Dated October 10, 2007, Recorded December 31, 2007, under Auditor's File No. 200712310192.
13. Easement, affecting a portion of subject property for the purpose of Sewer Easement including terms and provisions thereof granted to Skagit County Sewer District No. 2 recorded December 31, 2007 as Auditor's File No. 200712310195
14. Terms and conditions of PAY-BACK AGREEMENT dated December 13, 2007 recorded December 31, 2007 as Auditor's File No. 200712310191.
15. Easement, affecting a portion of subject property for the purpose of Ingress, egress, utilities including terms and provisions thereof granted to Edward P. Wardell, et ux, et al recorded June 3, 2008 as Auditor's File No. 200806030040
16. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded July 11, 2018 under Auditor's File No. 201807110024.
17. Lot certification, including the terms and conditions thereof dated August 28, 2018, recorded August 29, 2018 as Auditor's File No. 201808290077. Reference to the record being made for full particulars. The company makes no determination as to its affects.
18. Lot certification, including the terms and conditions thereof dated August 28, 2018, recorded August 29, 2018 as Auditor's File No. 201808290078. Reference to the record being made for full particulars. The company makes no determination as to its affects.
19. Easement, affecting a portion of subject property for the purpose of the perpetual right, privilege, and authority to do all things necessary or proper in the construction and maintenance of water, sewer, electrical, and communication lines and/or other similar public service related facilities. This includes the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, change the size of, relocate, connect to and locate at any time pipe(s), line(s) or related facilities, along with necessary appurtenances for the transportation and control of water, sewer, electrical, and electronic information on facilities including terms and provisions thereof granted to Public Utility District No. 1 recorded November 21, 2018 as Auditor's File No. 201811210076.
20. 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 on July 22, 2022, as Auditor's File No.

Statutory Warranty Deed
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202207220032.

21. Regulatory notice/agreement regarding Notice of Decision regarding setbacks (#PL22-0108) that may include covenants, conditions and restrictions affecting the subject property, recorded on August 2, 2022 as Auditor's File No. 202208020043 .

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.