

202403140050

03/14/2024 03:59 PM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor, WA

When recorded return to:

Gavin H. Ames and Edna Abigail Akinyi Ames  
591 Shelter Bay Drive  
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20249891

Mar 14 2024

Amount Paid \$9740.00

Skagit County Treasurer

By BELEN MARTINEZ Deputy

## STATUTORY WARRANTY DEED

Guardian NW Title 24-20148-KH

THE GRANTOR(S) **Daniel James Carroll and Chelsea Carroll, a married couple**, 16615 McLean Road,  
Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Gavin H. Ames and Edna Abigail Akinyi Ames, a married couple**

the following described real estate, situated in the County Skagit, State of Washington:

Lot 38, PLAT OF TRUMPETER MEADOWS, as per plat recorded on October 12, 2005, under Auditor's File No.  
200510120048, records of Skagit County, Washington.

Abbreviated legal description: Property 1:

Lot 38, PLAT OF TRUMPETER MEADOWS Ptn. SE NE 16-34-4E

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 "A"  
attached hereto

Tax Parcel Number(s): P123500/4872-000-038-0000

Statutory Warranty Deed  
LPB 10-05

Order No.: 24-20148-KH

Page 1 of 4

Dated: 3/13/24

[Signature]

Daniel James Carroll

[Signature]  
Chelsea Carroll

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 13 day of March, 2024 by Daniel James Carroll and Chelsea Carroll.

[Signature]  
Signature

Notary Public  
Title

My commission expires: 7-25-2024



**EXHIBIT A**

24-20148-KH

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
4. Easements, claims of easement or encumbrances which are not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
6. (A) Unpatented mining claims.  
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.  
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.  
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.
8. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

## 9. RESERVATION CONTAINED IN DEED:

Executed by: State of Washington Auditor's No.: 64282 As Follows: "Reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right to entry for opening, developing, and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry."

## 10. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Trumpeter Meadows  
Recorded: October 12, 2005  
Auditor's No.: 200510120048

11. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY,  
Statutory Warranty Deed  
LPB 10-05

BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: February 17, 2006

Recorded: February 22, 2006

Auditor's No.: 200602220046

Executed By: Landmark Building & Development, Inc.

**End of Exhibit A**