

202405090075

05/09/2024 03:22 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:
Kendyl Anne Barney
21293 Plaza Drive
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240566
May 09 2024
Amount Paid \$10007.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Chicago Title
620056198

Escrow No.: 245462826

STATUTORY WARRANTY DEED

THE GRANTOR(S) Hansen Whatcom Properties, LLC, a Washington limited liability company for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration and as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to Kendyl Anne Barney, an unmarried person and Benjamin Nicholas Burgess, 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

Abbreviated Legal: (Required if full legal not inserted above.)

LT 12, BLK 1, LAMM'S PANORAMA VIEW LOTS

Tax Parcel Number(s): 3965-001-012-0001, P67764

STATUTORY WARRANTY DEED
(continued)

Dated: May 9, 2024

Hansen Whatcom Properties, LLC

BY: *Jon Hansen*
Jon Hansen
Sole Member

State of WA

County of Whatcom

This record was acknowledged before me on May 9, 2024 by Jon Hansen as Sole Member of Hansen Whatcom Properties, LLC.

Susie Gale
(Signature of notary/public)
Notary Public in and for the State of WA
My appointment expires: 8/15/26

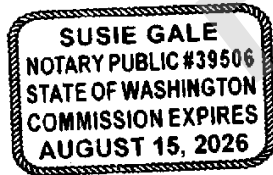


EXHIBIT "A"
Legal Description

LOT 12, BLOCK 1, LAMM'S PANORAMA VIEW LOTS, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 39, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SPECIAL EXCEPTIONS:

Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: W.M. Lindsey and Emma S. Lindsey, his wife
Recording Date: March 22, 1902
Recording No.: Volume 44, Page 412

No determination has been made as to the current ownership or other matters affecting said reservations.

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Lamm's Panorama View Lots:

Recording No: 518609

Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: June 14, 1955
Recording No.: 519356

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 11, 1956
Recording No.: 535987

Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;

Recording Date: October 12, 2006
Recording No.: 200610120165

Terms, conditions, and restrictions of that instrument entitled Title Notification - Special Flood Hazard Area;

Recording Date: October 13, 2006
Recording No.: 200610130107

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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."

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.