

20240500168

05/10/2024 12:50 PM: Page 5 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:
Patrick T. Hanna and Glenice R. Hanna
18375 W Big Lake Boulevard
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240577
May 10 2024
Amount Paid \$3293.00
Skagit County Treasurer
By Shannon Burrow Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620056342

Escrow No.: 620056342

STATUTORY WARRANTY DEED

THE GRANTOR(S) Les E. Meader, a married person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Patrick T. Hanna and Glenice R. Hanna, 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.)

TRACT 2, SHORT PLAT NO. 106-79, REC NO. 7912070001 AND PTN SW 1/4 NW 1/4 35-34-4E

Tax Parcel Number(s): P29774 / 340435-2-003-0008

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 5.9.24

[Signature]
Les E. Meader

State of Washington

County of SKAGIT

This record was acknowledged before me on May 9, 2024 by Les E. Meader.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2024

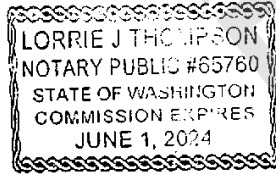


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P29774 / 340435-2-003-0008

TRACT 2 OF SHORT PLAT NO. 106-79, APPROVED DECEMBER 4, 1979, AND RECORDED DECEMBER 7, 1979, UNDER AUDITOR'S FILE NO. 7912070001, IN VOLUME 4 OF SHORT PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 Short Plat No. 106-79:

Recording No: 7912070001

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

Granted to: Power Sound Power and Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: November 12, 1980
Recording No.: 8011120023
Affects: Said premises

3. Low Flow Mitigation Summary and the terms and conditions thereof:

Recording Date: May 24, 2002
Recording No.: 200205240115

4. 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."

EXHIBIT "B"

Exceptions
(continued)

- 5. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2024
Tax Account Number:	P29774 / 340435-2-003-0008
Levy Code:	2315
Assessed Value-Land:	\$232,000.00
Assessed Value-Improvements:	\$79,400.00

General and Special Taxes:	Billed:\$3,010.59
	Paid: \$1,505.33
	Unpaid:\$1,505.26

- 6. City, county or local improvement district assessments, if any.
- 7. 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.