

202405240040

05/24/2024 09:04 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:
Carol R. Hundahl
Hundahl Enterprises, LLC
1046 Adams Court
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240708
May 24 2024
Amount Paid \$8005.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245463135

STATUTORY WARRANTY DEED

THE GRANTOR(S) Granite Property Investments, LLC, a Utah limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys and warrants to Hundahl Enterprises, LLC, a Washington limited liability
company

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

THE EAST 1.00 FEET OF THE SOUTH 52.00 FEET OF LOT 2 AND THE EAST 3 FEET OF THE
NORTH 42 FEET OF THE SOUTH 94 FEET OF LOT 2, AND THE WEST 28 FEET OF LOT 3,
BOTH IN BLOCK 4, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON", AS PER
PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P54159, P54160, 3755-004-002-0100, 3755-004-003-0000

Subject to:

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,

STATUTORY WARRANTY DEED
(continued)

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 Riverside Addition to the Town of Mount Vernon:
Recording No: Volume 3, Page 24

Regulatory notice/agreement regarding Ordinance No. 2547, including the terms, covenants
and provisions
thereof
Recording Date: August 6, 1993
Recording No.: 9308060021

Regulatory notice/agreement regarding Ordinance No. 2872, including the terms, covenants
and provisions
thereof
Recording Date: April 8, 1998
Recording No.: 9804080065

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 Survey:
Recording No: 200408030160

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 Survey:
Recording No: 201512210038

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,
encroachments,
dedications, building setback lines, notes, statements, and other matters, if any, but omitting

STATUTORY WARRANTY DEED

(continued)

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 Survey:
Recording No: 202106170031

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

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."

STATUTORY WARRANTY DEED
(continued)

Dated: May 23, 2024

Granite Property Investments, LLC
BY: [Signature]
Brian Foster Phelps
Manager

BY: [Signature]
Stacy Denise Phelps
Manager

State of Washington
County of Whatcom

This record was acknowledged before me on 05/23/2024 by Brian Foster Phelps and Stacy Denise Phelps as Manager and Manager, respectively, of Granite Property Investments, LLC.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 8-29-2024

LEAH J RICHARDSON
STATE OF WASHINGTON
NOTARY PUBLIC
License # 13667
MY COMMISSION EXPIRES
August 29, 2024