

When recorded return to:
Sean M. Taylor and Aimee L Taylor
33026 English Grade Road
Starwood, WA 98292

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241238
Jul 08 2024
Amount Paid \$7093.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Chicago Title
620056399

Escrow No.: 620056399

STATUTORY WARRANTY DEED

THE GRANTOR(S) Margaret Louise Brown, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Sean M. Taylor and Aimee L Taylor, 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.)

LT 2, SP NO. LU05-012, BEING PTN TRACT D, SP NO. MV-14-77; PTN. SE NE 16-34-04

Tax Parcel Number(s): P123034 / 340416-1-016-0700

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 6-10-24

Margaret Louise Brown
Margaret Louise Brown

State of Washington
County of Thurston

This record was acknowledged before me on June 10, 2024 by Margaret Louise Brown.

Lisa Pier
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 2/10/2026

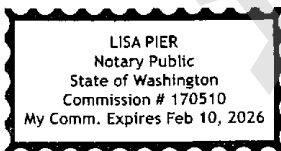


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P123034 / 340416-1-016-0700

LOT 2 OF SHORT PLAT NO. LU05-012, APPROVED JUNE 27, 2005, RECORDED JUNE 30, 2005, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200506300088, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF TRACT "D" OF SHORT PLAT NO. MV-14-77, APPROVED AUGUST 1, 1977, RECORDED AUGUST 1, 1977, UNDER COUNTY AUDITOR'S FILE NO. 861791, IN VOLUME 2 OF SHORT PLATS, PAGE 94, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Continental Telephone Company, a Washington corporation
Purpose: Lines of telephone and telegraph, or other signal or communication circuits
Recording Date: March 11, 1977
Recording No.: 851947
Affects: Portion of said premises
2. 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. MV-14-77:

Recording No: 861791
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: August 21, 1986
Recording No.: 8608210071
Affects: The North 10 feet of the South 20 feet of Tract D as shown on Short Plat No. MV-14-77
4. 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. LU05-12:

Recording No: 200506300088
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.36, which states:

EXHIBIT "B"

Exceptions
(continued)

"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."

7. Assessments, if any, levied by Mt Vernon.
8. City, county or local improvement district assessments, if any.