

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242615

Oct 18 2024

Amount Paid \$4005.00
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:
Suzanne C King and Chris M King
15174 Channel Dr
La Conner, WA 98257

Chicago Title
620057346

STATUTORY WARRANTY DEED

Order No.: 24-2307
Title Order No.: 620057346

THE GRANTOR(S)

Shelley Cabarrus Baca, Personal Representative of The Estate of Joaquin George Cabarrus, also known as Joaquin G. Cabarrus, deceased

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

Suzanne C King and Chris M King, a marital community

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

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

Abbreviated Legal: Parcel ID(s): P68979/3995-000-048-0005

LTS 47 AND 48, SAUK RIVER ESTATES SUBDIVISION NO. 2

Tax Parcel No(s): P68979/3995-000-048-0005

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, 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 Sauk River Estates Subdivision No. 2, recorded in Volume 8 of Plats, Pages 23 and 24:

Recording No: 612597

Covenants, conditions and restrictions 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: October 13, 1961
Recording No.: 613301

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

Granted to: Puget Sound Power & Light Company, a Washington corporation
Purpose: Underground electric system
Recording Date: May 8, 1979
Recording No.: 7905080031
Affects: Portion of said premises

Title Notification - Special Flood Hazard Area and the terms and conditions thereof:

Recording Date: April 4, 2002
Recording No.: 200204040171

Title Notification and the terms and conditions thereof:

Recording Date: April 4, 2002
Recording No.: 200204040172
Recording No.: 200204040173

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.

City, county or local improvement district assessments, if any.

Dated: October 17, 2024

The Estate Joaquin George Cabarrus, Deceased

BY: Shelley Cabarrus Baca
Shelley Cabarrus Baca
Personal Representative

STATE OF WASHINGTON

COUNTY OF Snohomish

This record was acknowledged before me on October 17th, 2024 by Shelley Cabarrus Baca as Personal Representative of The Estate Joaquin George Cabarrus, Deceased.

Debra J. Davis
Notary Public

Printed Name: Debra J. Davis

My Commission Expires: 1-29-2027

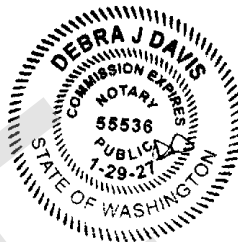


EXHIBIT "A"
Legal Description

LOTS 47 AND 48, SAUK RIVER ESTATES SUBDIVISION NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGES 23 AND 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.