



202411180085

11/18/2024 02:48 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

When recorded return to:
Mary Louise Doud, trustee
Kraig Batdorf Special Needs Irrevocable Trust
1108 SW 106th St
Seattle, WA 98146

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024-2983

NOV 18 2024

Amount Paid \$ 4,405.00
Skagit Co Treasurer
By *SEB* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245467347

CHICAGO TITLE
C220057086

STATUTORY WARRANTY DEED

THE GRANTOR(S) Johnie William Hand, an unmarried person
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 Mary Louise Doud, trustee of the Kraig Batdorf Special Needs
Irrevocable Trust, utd July 24, 2020

the following described real estate, situated in the County of Skagit, State of Washington:
THE WEST 75 FEET OF LOTS 3 AND 4, BLOCK 4, PLAT OF MOUNTAIN VIEW ON CLEAR
LAKE, ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 65,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE ADJOINING EAST 44 FEET OF VACATED MAIN STREET THAT HAS
REVERTED BY OPERATION OF LAW.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P74908, 4139-004-004-0012

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

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 MOUNTAIN VIEW ON CLEAR LAKE:

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Public or private easements, if any, over vacated portion of said premises.

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."

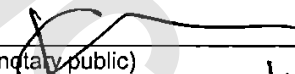
STATUTORY WARRANTY DEED
(continued)

Dated: November 17, 2024



Johnie William Hand

State of Washington
County of Whatcom
This record was acknowledged before me on 11-14-24 by Johnie William Hand.



(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 3-5-27

