

202506130041

06/13/2025 12:48 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:
Nicholas R Crandall
427 E Fairhaven
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251840
Jun 13 2025
Amount Paid \$17750.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620057983

Escrow No.: 620057983

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven P Hansen, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Nicholas R Crandall, an unmarried person and Heidi J Whipple,
an unmarried person

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.)

PTN GOVT LT 8, SEC 36-34-4E, W.M.

Tax Parcel Number(s): P29891 / 340436-0-025-0005

Subject to:

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

STATUTORY WARRANTY DEED

(continued)


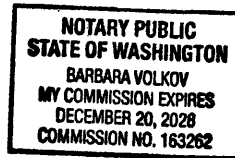
Dated: 06-12-2025
Steven P HansenState of WACounty of WhatcomThis record was acknowledged before me on 6/12/2025 by Steven P Hansen.Barbara Volkov
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 12/20/2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P29891 / 340436-0-025-0005

PARCEL A:

THE NORTH 50 FEET OF THE SOUTH 975 FEET OF THAT PORTION OF GOVERNMENT LOT 8, LYING WEST OF THE NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY IN SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT A STRIP OF LAND 30 FEET IN WIDTH ALONG THE EASTERLY LINE OF SAID PROPERTY TO BE USED FOR ROADWAY PURPOSES.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

THAT PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT-OF-WAY KNOWN AS THE NORTHERN PACIFIC RAILROAD, IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING BETWEEN THE EASTERLY EXTENSIONS OF BOTH THE NORTH AND SOUTH LINES OF THAT CERTAIN TRACT CONVEYED TO BRUCE L. SHELLHAMER ET UX, BY DEED RECORDED MARCH 21, 1983, UNDER AUDITOR'S FILE NO. 8303210002.

EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THE EXISTING, AS-BUILT RIGHT-OF-WAY OF STATE HIGHWAY 9.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Right granted to Day Lumber Company to overflow the shores of Big Lake under Order of the Department of Public Lands and the terms and conditions thereof:
Recording Date: April 7, 1924
Recording No.: 173578
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Skagit County Sewer District No. 2
Purpose: Sanitary sewer
Recording Date: January 26, 1979
Recording No.: 895497
Affects: Portion of said premises
3. 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: 9303300058
4. Variance and the terms and conditions thereof:
Recording Date: August 10, 1994
Recording No.: 9408100056
5. Skagit County Planning & Development Services Lot of Record Certification and the terms and conditions thereof:
Recording Date: April 4, 2011
Recording No.: 201104040117
6. Notice of Decision before the Skagit County Planning Director and the terms and conditions thereof:
Recording Date: August 11, 2011
Recording No.: 201108110039
7. Road Maintenance Agreement and the terms and conditions thereof:
Recording Date: October 20, 2022
Recording No.: 202210200080

EXHIBIT "B"**Exceptions
(continued)**

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

Granted to: Puget Sound Energy, Inc., a Washington corporation
 Purpose: Utility systems
 Recording Date: May 16, 2023
 Recording No.: 202305160039
 Affects: Portion of said premises

the above mentioned easement is re-recorded under Recording No. 202305180006.

9. Notwithstanding the covered risks as set forth in the policy, the access coverage referenced therein is limited to the access allowed in any crossing permit which may be required by the owner of the adjoining railroad right of way (or former railroad right of way), subject to the terms, conditions and provisions therein.
10. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
11. 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."
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "B"

**Exceptions
(continued)**

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