

**When recorded return to:**  
Elizabeth Helen Moore  
1108 North 8th Street  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-2529  
Jul 09 2020  
Amount Paid \$5413.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620043103

**CHICAGO TITLE**  
620043103

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Brian P. Anderson and Mackenzie P. Anderson also showing of record as Brian Patrick Anderson and Mackenzie Paige Anderson, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Angel Flores Cruz and Elizabeth Helen Moore, both unmarried as Tenants in Common

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 OF SW 1/4 OF THE SW 1/4 OF SEC 17, TWN 34N, RNG 4E, W.M.

Tax Parcel Number(s): P25570 / 340417-0-037-0004

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 6, 2020

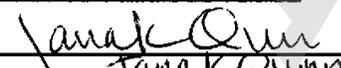
  
\_\_\_\_\_  
Brian P. Anderson

  
\_\_\_\_\_  
Mackenzie P. Anderson

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Brian P. Anderson and Mackenzie P. Anderson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 08, 2020

  
\_\_\_\_\_  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at Arlington  
My appointment expires: 06/29/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P25570 / 340417-0-037-0004**

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THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17,  
TOWNSHIP 34 NORTH, RANGE 4 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 728.36 FEET NORTH AND 109.84 FEET WEST OF THE SOUTHEAST  
CORNER OF SAID SUBDIVISION;

THENCE NORTH, 75 FEET;

THENCE WEST 85.90 FEET, MORE OR LESS, TO THE EAST LINE OF NORTH EIGHTH STREET;

THENCE SOUTH ALONG SAID EAST LINE, 75 FEET TO A POINT 85.90 FEET WEST OF THE  
POINT OF BEGINNING;

THENCE EAST TO THE POINT OF BEGINNING.

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: Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation  
Purpose: A pipe or pipes, line or lines, for the transportation of water, together with right of ingress and egress  
Recording Date: June 22, 1954  
Recording No: 503023  
Affects: Approximately the North 3 feet of the West 80.3 feet of the premises.
  
2. 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."
  
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
  
4. Assessments, if any, levied by City of Mount Vernon.
  
5. City, county or local improvement district assessments, if any.