

When recorded return to:
Jerad Steven Trannum and Autumn Elizabeth
Trannum
P.O. Box 2475
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3215

Aug 20 2020

Amount Paid \$10479.20
Skagit County Treasurer
By Marissa Guerrero Deputy

GNW 20-6702

Escrow No.: 620043686

STATUTORY WARRANTY DEED

THE GRANTOR(S) Katherine J. VanZon, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jerad Steven Trannum and Autumn Elizabeth Trannum, 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.)

Lot(s): 4, Skagit County Short Plat No. 11-86 and Ptn. Tract 2 of Survey 8010280041

Tax Parcel Number(s): P103423 / 360424-4-003-0403, P118280 / 360424-1-010-0200

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 11, 2020

Katherine Joan VanZon
Katherine J. VanZonState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Katherine J. VanZon is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8-18-2020

Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P103423 / 360424-4-003-0403 and P118280 / 360424-1-010-0200

Lot 4, Short Plat No. 11-86, approved May 19, 1989, recorded June 30, 1989 in Book 8 of Short Plats, Page 141, under Auditor's File No. 8906300018 and being a portion of the Northeast quarter of the Southeast quarter of Section 24, Township 36 North, Range 4 East, Willamette Meridian.

Situate in the County of Skagit, State of Washington.

TOGETHER WITH That portion of Tract 2 of Huddle survey recorded 10-28-80 in Vol 3 of Surveys Page 78, as Auditor's File No. 8010280041, located in Section 24, Township 36 North, Range 4 East Willamette Meridian described as follows:

BEGINNING at the NE corner of Lot 4, Campbell's SP #11-86, filed on 6/30/89 in Volume 8 of SPs, at Page 141 as Auditor's File No. 8906300018 located in Southeast 1/4, Section 24, Township 36 North, Range 4 East, Willamette Meridian, thence South 87° 54' 34" West along the North line of said Lot 4 a distance of 138.22 feet to the SW corner of Tract 2 of Huddle's survey of Section 24, Township 36 North, Range 4 East, Willamette Meridian, recorded 10/28/80 in Volume 3 of Surveys Page 78 as Auditor's File No. 8010280041; thence North 1° 32' 37" East between Tracts 1 & 2 a distance of 236.35 feet to the West boundary of the 60' easement to Tracts 1 & 2, thence South 28° 38' 10" East along the westerly line of said easement a distance of 274.95 feet 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 granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: underground Electric transmission and/or distribution line
Recording Date: September 16, 1993
Recording No.: 9309160113
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Skagit County Short Plat No. 11-86:

Recording No: 8906300018
3. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: September 14, 2001
Recording No.: 200109140099
4. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,

Recording Date: October 28, 1980
Recording No.: 8010280041
5. Road Maintenance Agreement, including the terms, covenants and provisions thereof

Recording Date: February 25, 2000
Recording No.: 200002250049
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.

EXHIBIT "B"
Exceptions

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I— Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.
(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
(Said Exception will not be included on Extended Coverage Policies)
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.
(Said Exception will not be included on Extended Coverage Policies)

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

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.
(Said Exception will not be included on Standard or Extended Coverage Policies)

10. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded 10/28/1989 as Auditor's File No. 8010280041. Shows North line of Lot "A".

11. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Skagit County Short Plat No. 11-86 recorded 06/30/1989 as Auditor's File No. 8906300018.

12. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded 01/07/2002 as Auditor's File No. 200201070172. Shows North line of Lot "A" and West line of Lot "B".

13. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded 09/16/1993, as Auditor's File No. 9309160113.

14. Agreement, affecting subject property, regarding Road Maintenance and the terms and provisions thereof between Bobbette Halterman, et ux, and Ray VanZon, et ux,, recorded 02/25/2000 as Auditor's File No. 200002250049.
Affects: Campbell Court

15. Reservations, provisions and/or exceptions contained in instrument executed by Brian Huddle, et ux,, recorded 09/14/2001 as Auditor's File No. 200109140099.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 16, 2020
between Jerad Trannum Autumn E Trannum ("Buyer")
Buyer Buyer
and Katherine J. VanZon ("Seller")
Seller Seller
concerning 3608 Campbell Court Sedro Woolley WA 98284 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentication
Jerad Trannum 07/16/2020
Buyer 6:58:41 PM PDT Date

K. Joan VanZon 7/17/2020
Seller Date

Authentication
Autumn E. Trannum 07/16/2020
Buyer 6:55:49 PM PDT Date

Seller Date