

**When recorded return to:**  
Tyler A. McKay and Kristin M. McKay  
22934 Buchanan St  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-247  
Jan 20 2021  
Amount Paid \$4188.00  
Skagit County Treasurer  
By Chelsea Stalcup Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620045494

CHICAGO TITLE  
620045494

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Donald T. Banta and Yvonne D. Banta, 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 Tyler A. McKay and Kristin M. McKay, 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.)

SW NW 11-35-5

Tax Parcel Number(s): P118221/350511-2-003-0200, P38866/350511-2-003-0103

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

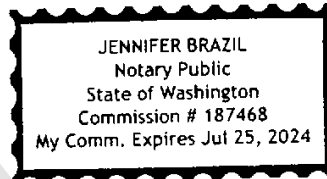
Dated: January 11, 2021

Donald T. Banta  
Donald T. Banta  
Yvonne D. Banta  
Yvonne D. Banta

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Donald T. Banta and Yvonne D. Banta 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: 1-11-2021  
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): P118221/350511-2-003-0200 and P38866/350511-2-003-0103**

The West half of the Southwest quarter of the Northwest quarter of Section 11, Township 35 North, Range 5 East of the Willamette Meridian, in Skagit County, Washington.

Together with easements for ingress, egress and utilities, as created in instrument recorded under recording numbers 8902210090 and 8910230016, records of Skagit County, Washington.

(Also known as Tract 62 of Survey No. 8910230031)

**EXHIBIT "B"**  
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed  
  
Grantor: Puget Sound Power & Light Company  
Recording Date: November 18, 1986  
Recording No.: 8611180012
  
2. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed  
  
Grantor: Noretap, a General Partnership  
Recording Date: October 11, 1988  
Recording No.: 8810110042
  
3. 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 Survey:  
  
Recording No: 8910230031
  
4. Easement(s), covenants and road maintenance for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
Purpose: Ingress and egress  
Recording Date: October 30, 1989  
Recording No.: 8910300086  
  
Said instrument supercedes instruments recorded under recording numbers 8902210090 and 8910230016.
  
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
Purpose: Access and utility easement  
Recording Date: July 20, 2006  
Recording No.: 200607200003
  
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
Purpose: Access and utility easement

**EXHIBIT "B"**

Exceptions  
(continued)

Recording Date: August 9, 2010  
Recording No.: 201008090057

7. City, county or local improvement district assessments, if any.
8. Any tax, fee, assessments or charges as may be levied by Noretap Maintenance Association.