

When recorded return to:

David H. Craven
4809 Greenwood Ave N
Seattle, WA 98103

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-744

Feb 22 2021

Amount Paid \$3045.00
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.: 620046252

CHICAGO TITLE

620046252

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sheryl Bartel, an unmarried person, as her 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 David H. Craven, an unmarried person, as his separate estate

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): 3, SKAGIT COUNTY SHORT PLAT NO. PL03-0809, being a Ptn. SE SW, 23-34-4E,
W.M. and Ptn. NE NW, 26-34-4E, W.M.

Tax Parcel Number(s): P124330 / 340423-3-012-0300, P124329 / 340426-2-001-0700

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 11, 2021


Sheryl BartelState of OregonCounty of Multnomah

I certify that I know or have satisfactory evidence that

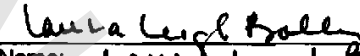
Sheryl Bartel
(s/he/they) are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.Dated: 2/16/2021
Name: Laura Leigh Boller
Notary Public in and for the State of Oregon
Residing at: Multnomah County
My appointment expires: 6/29/2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P124330 / 340423-3-012-0300 and P124329 / 340426-2-001-0700

Lot 3, Short Plat No. PL03-0809, approved March 10, 2006, recorded March 13, 2006, under Auditor's File No. 200603130157; being a portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23, Township 34 North, Range 4 East, W.M., and of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 26, Township 34 North, Range 4 East, W.M.

TOGETHER WITH those non-exclusive easements for ingress, egress and utilities as delineated on and/or described within said Short Plat No. PL03-0809.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, AS RESERVED IN INSTRUMENT HEREIN SET FORTH.

Recording Date: August 30, 1927
Recording No.: Volume 144 of Deeds, page 195
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Richard X. Maguire, M.D. and Barbara Maguire, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: August 11, 1969
Recording No.: 729788
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 SKAGIT COUNTY SHORT PLAT NO. 79-79:

Recording No: 8106080006
4. 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. 93-064 (Revised 91-074):

Recording No: 9308110107
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: William A. Yarcho, et ux
Purpose: Ingress, egress and utilities
Recording Date: November 13, 1987
Recording No.: 8711130045
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "B"

Exceptions
(continued)

Granted to: Madlyn Mae Yarcho, etal
Purpose: Ingress, egress and utilities
Recording Date: December 9, 1991
Recording No.: 9112090057

7. Agreement for Road Maintenance including the terms, covenants and provisions thereof

Recording Date: January 22, 1992
Recording No.: 9201220064

8. 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. PL03-0809:

Recording No: 200603130157

9. Declaration of Easement for Protected Critical Area including the terms, covenants and provisions thereof

Recording Date: March 13, 2006
Recording No.: 200603130159

10. Lot Certification including the terms, covenants and provisions thereof

Recording Date: March 13, 2006
Recording No.: 200603130158

11. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: March 4, 2010
Recording No.: 201003040084

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.
14. 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."