

When recorded return to:
Elizabeth Gideon
40263 Cape Horn Road
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1164

Mar 19 2021

Amount Paid \$6805.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620046562

CHICAGO TITLE
020046562

STATUTORY WARRANTY DEED

THE GRANTOR(S) Patricia M. Reitan and Melvin C. Reitan, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Elizabeth Gideon, a married woman as her sole and separate
property

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.)

LT 2, SP NO. 99-006, BEING A PTN. GOVT LTS 3 & 4, SEC. 14-35-7E, W.M.

Tax Parcel Number(s): P115392 / 350714-2-041-0100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

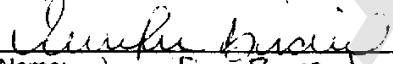
Dated: March 17, 2021



Melvin C. Reitan

Patricia M. ReitanState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Melvin C. Reitan and Patricia M. Reitan 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: March 18, 2021

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

JENNIFER BRAZIL
Notary Public
State of Washington
Commission # 187468
My Comm. Expires Jul 25, 2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P115392 / 350714-2-041-0100

Lot 2, Skagit County Short Plat No. 99-0006, approved June 3, 1999, and recorded June 3, 1999, in Volume 14 of Short Plats, page 32, under Auditor's File No. 9906030065, records of Skagit County, Washington, being a portion of Government Lot 3 and 4 of Section 14, Township 35 North, Range 7 East, W.M.

TOGETHER WITH an easement for ingress, egress and utilities delineated over a portion of Lots 1 and 3 of said Skagit County Short Plat No. 93-010, approved May 19, 1993, and recorded May 20, 1993 in Volume 10 of Short Plats, page 196, under Auditor's File No. 9305200042, records of Skagit County, Washington; being a portion of Government Lots 3 and 4 of Section 14, Township 35 North, Range 7 East, W.M.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

Exceptions

1. 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: 201711270142

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. 99-0006:

Recording No: 9906030065

3. Maintenance Declaration and the terms and conditions thereof:

Recording Date: June 3, 1999

Recording No.: 9906030066

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

Purpose: ingress, egress and utilities

Recording Date: May 20, 1993

Recording No.: 9305200042

5. 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,

EXHIBIT "B"Exceptions
(continued)

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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Certificate of Non-Compliance and the terms and conditions thereof:

Recording Date: April 25, 2019
Recording No.: 201904250045

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