

TN34710

Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor, WA

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04/29/2021 09:00 AM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor, WA

**When recorded return to:**

Justin Ferris  
20339 Revilo Drive  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1846

Apr 29 2021

Amount Paid \$6405.00

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

**CHICAGO TITLE**  
10200 46985

Escrow No.: 620046985

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Tammy L Mahoney also appearing of record as Tammy Mahoney, also appearing of record as Tammy L Caniff, also appearing of record as Tammy L Canniff and Michael L. Mahoney, 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 Justin Ferris, an unmarried person

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.)

Unit(S): Lt 9, Replat of Evergreen Acres, Div. No. 1

Tax Parcel Number(s): P77644

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: April 23, 2021

Tammy L Mahoney  
Tammy L. Mahoney

Michael L Mahoney  
Michael L. Mahoney

State of washington  
County of skagit

I certify that I know or have satisfactory evidence that Tammy L Mahoney and Michael L Mahoney is/~~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: April 27, 2021

NOTARY PUBLIC  
STATE OF WASHINGTON  
ALYSIA HUDSON  
License Number 183699  
My Commission Expires 03-01-2024

Alysia Hudson  
Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 03 01 2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P77644**

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LOT 9, REPLAT OF EVERGREEN ACRES DIV. NO. 1, AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGES 13 AND 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 Plat of Evergreen Acres Div No. 1:

Recording No: 761849

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 Replat of Evergreen Acres Div. No. 1:

Recording No: 762098

3. 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: Puget Sound Power and Light Company  
Recording Date: June 1, 1973  
Recording No.: 785831  
Affects: electric transmission and distribution

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.
6. 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

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

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."