

When recorded return to:

Chad Phelan and Dana Phelan  
16816 3rd Avenue  
La Conner, WA 98257

GNW 21-10855

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy E. Kress and Danielle T. Nicholson Kress, husband and wife, PO Box 1413,  
LaConner, WA 98257,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Chad Phelan and Dana Phelan, a married couple

the following described real estate, situated in the County Skagit, State of Washington:

**FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.**

Abbreviated legal description: Property 1:  
ptn of Lot 38, Snee-Oosh

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may  
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"  
attached hereto

Tax Parcel Number(s): ~~P69641~~ P69641

Dated: April 29 2021

Timothy E. Kress  
Timothy E. Kress

Danielle T. Nicholson Kress  
Danielle T. Nicholson Kress

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1885

Apr 30 2021

Amount Paid \$8895.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Timothy E. Kress and Danielle T. Kress is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 29 day of April, 2021

*Crystal Deighton*  
Signature

Escrow Assistant  
Title

My appointment expires: 10.13.2024



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 16816 3rd Avenue, La Conner, WA 98257  
Tax Parcel Number(s): P69541

**Property Description:**

The North 1/2 of Lot 38, "SNEE-OOSH, SKAGIT COUNTY, WASH.. ". as per plat recorded in Volume 4 of Plats, page 50, records of Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-10855-KH

Page 3 of 4

**EXHIBIT B**

21-10855-KH

**1. RESERVATIONS CONTAINED IN VARIOUS DEEDS OF RECORD WHICH MAY BE NOTICE OF A GENERAL PLAN, AS FOLLOWS:**

This deed is made and accepted with the understanding and agreement that no intoxicating liquors shall be manufactured, sold or offered for sale, nor any public dance shall be maintained, conducted or operated at any time on the premises above described in this deed; that any violation of the foregoing agreement shall render this deed null and void and said property shall revert to said Snee-Oosh Land Co., the grantor herein.

**2. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power &amp; Light Company

Dated: December 10, 1936

Recorded: March 5, 1937

Auditor's No. 287336

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way

Area Affected: Prohibition against blasting within 300 feet of lines

3. Said lands lie within the Swinomish Indian Reservation and may be subject to Governmental regulations and taxation by the Swinomish Tribe of Indians.

4. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Snee-Oosh

Recorded: September 9, 1927

Volume 4 of Plats, Page 50

5. 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 Russel E. Jensen recorded August 17, 2017 as Auditor's File No. 201708210156.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-10855-KH

Page 4 of 4