

When recorded return to:

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Garret Cole and Geri Cole  
520 Lakeside Drive  
Sedro-Woolley, WA 98284

Affidavit No. 2021-2551  
Jun 07 2021  
Amount Paid \$2005.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jim L. Shaw and Luz N. Shaw, a married couple, 10706 West 70th Terrace, Shawnee, KS 66203,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Garret Cole and Geri Cole, 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:  
Section 5, Township 36 North, Range 4 East - Ptn. NE & Ptn. SE (Tract 22, Short Plat No. 108-76)

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): P48919

Dated: 6/3/21

Jim L. Shaw  
Jim L. Shaw

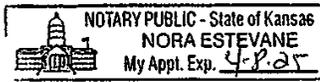
Luz N. Shaw  
Luz N. Shaw

STATE OF ~~WASHINGTON~~ KANSAS  
COUNTY OF ~~SACAT~~ JOHNSON

I certify that I know or have satisfactory evidence that Jim L. Shaw and Luz Shaw 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: 3<sup>rd</sup> day of June, 2021

*Nora Estevane*  
Signature



Personal Banker  
Title

My appointment expires: 4-8-2025

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 0 Silver Creek Drive, Sedro-Woolley, WA 98284  
Tax Parcel Number(s): P48919

**Property Description:**

Tract 22, SKAGIT COUNTY SHORT PLAT NO. 108-76, recorded in Volume 2 of Short Plats, pages 1 and 2, under Auditor's File No. 846420, records of Skagit County, Washington; being a portion of Sections 4 and 5, Township 36 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

**EXHIBIT B**

21-11408-KH

**1. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, CREED, OR NATIONAL ORIGIN, CONTAINED IN INSTRUMENT:**

From: Vista-Bella Investments, Inc., by Eddison G. N. Sinanan,  
President

Recorded: January 14, 1977

Auditor's No.: 849293

2. 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 Short Plat No. 108-76 (Div. 1) recorded June 29, 1976 as Auditor's File No. 838023.

3. 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 Short Plat No. 108-76 (Div. 2) recorded November 23, 1976 as Auditor's File No. 846420.

**4. Easement, including the terms and conditions thereof, granted by instrument;**

Recorded: February 8, 1978

Recording No.: 873457, records of Skagit County, Washington

In favor of: Puget Sound Power and Light Company, a Washington corporation

For: Electric transmission and/or distribution line, together with necessary appurtenances Affects: Location as staked on roads in plats

**5. RESERVATIONS AND CONDITIONS CONTAINED IN CONTRACT:**

Executed By: Vista-Bella Investments, Inc.

Recorded: October 15, 1981

Auditor's No.: 8110150049

6. 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 Survey recorded July 26, 2000 as Auditor's File No. 200007260101.

**7. Encroachment Easement Agreement and the terms and conditions thereof:**

Executed by: Michelle A. McCallum and Equity Trust 00., custodian FBO, Frank Cook IRA

Recording Date: November 25, 2015

**8. Lot of Record Certification and the terms and conditions thereof:**

Recording Date: June 21, 2019

Recording No.: 201906210082

9. Notice of On-Site Sewage System Maintenance Agreement and the terms and conditions thereof: Executed by: Frank Cook and Skagit County

Recording Date: July 31, 2019

Recording No.: 201907310030

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-11408-KH

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10. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: July 31, 2019

Recording No.: 201907310031

Order No.: 21-11408-KH

Statutory Warranty Decd  
LPB 10-05

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