

When recorded return to:

Stephen Brian Kwan and Jodie Ann Kwan
7755 Cully Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2789

Jun 21 2021

Amount Paid \$19585.00

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
020047813

Escrow No.: 620047813

STATUTORY WARRANTY DEED

THE GRANTOR(S) Melissa E. Anderson who acquired title as Melissa E. Leber, a married woman 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 Stephen Brian Kwan and Jodie Ann Kwan, Trustees of The Stephen Brian and Jodie Ann Kwan 2007 Revocable Inter-Vivos Trust, dated October 16, 2007.

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 1, SP NO. PL08-0378, BEING PTN NE 1/4 SW 1/4 11-35-4

Tax Parcel Number(s): P36190 / 350411-3-001-0104

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 14, 2021

Melissa E. Anderson
Melissa E. AndersonDonald Wade Anderson
Donald Wade AndersonState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Melissa E. Anderson and Donald Wade Anderson
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

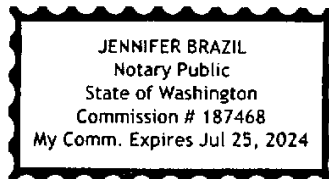
Dated: June 18, 2021Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P36190 / 350411-3-001-0104

LOT 1, SHORT PLAT NO. PL08-0378, APPROVED FEBRUARY 12, 2009, RECORDED UNDER AUDITOR'S FILE NO. 200902170223, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

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

Granted to: Puget Sound Power & Light Company, a Washington corporation
 Purpose: Electric transmission and/or distribution line
 Recording Date: December 29, 1978
 Recording No.: 893942
 Affects: Portion of said premises

2. 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: Electric transmission and/or distribution line
 Recording Date: February 18, 1981
 Recording No.: 8102180044
 Affects: Portion of said premises

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: Electric transmission and/or distribution line
 Recording Date: August 14, 2001
 Recording No.: 200108140116
 Affects: Portion of said premises

The exact location and extent of said easement is not disclosed of record.

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 Short Plat No. PL08-0378:

Recording No: 200902170223

5. Skagit County Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: February 17, 2009
 Recording No.: 200902170224

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

EXHIBIT "B"Exceptions
(continued)

document:

Granted to: Skagit County
 Purpose: Protected critical area easement
 Recording Date: February 17, 2009
 Recording No.: 200902170225
 Affects: Portion of said premises and other property

7. Skagit County Lot of Record Certification and the terms and conditions thereof:

Recording Date: April 15, 2009
 Recording No.: 200904150117

8. 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."

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. City, county or local improvement district assessments, if any.
11. The Land has been classified as Farm and Agricultural Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

EXHIBIT "B"

Exceptions
(continued)

Recording Date: May 7, 1974
Recording No.: 800387

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

Notice of Continuance and the terms and conditions thereof:

Recording Date: January 12, 2004
Recording No.: 200401120204

and Re-Recording Date: July 9, 2014
and Re-Recording No.: 201407090013
Reason: Re-recorded to correct legal description