

When recorded return to:
Daniel J Honadle and Nicole Guay
1219 East Fir Street
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620046738

CHICAGO TITLE
620046738

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kelly Peacock and Mark Peacock, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Daniel J Honadle and Nicole Guay, husband and wife

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.)

PTN. E1/2 SE SW 17-34-4E, W.M.

Tax Parcel Number(s): P25551 / 340417-0-020-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3145

Jul 09 2021

Amount Paid \$4101.00
Skagit County Treasurer
By Flora Cruz Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 22, 2021

Kelly Peacock
Kelly Peacock

Mark Peacock
Mark Peacock

State of ~~WASHINGTON~~ Montana
County of ~~SKAGIT~~ Cascade

I certify that I know or have satisfactory evidence that Kelly Peacock and Mark Peacock 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: June 24, 2021

Andrea K. Walsh-Dowell
Name: Andrea K. Walsh-Dowell
Notary Public in and for the State of Montana
Residing at: Great Falls
My appointment expires: 1 Feb 2024

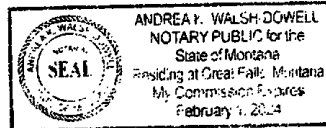


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P25551 / 340417-0-020-0003

That portion of the East Half of the Southeast quarter of the Southwest quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the North line of the County Road, 200 feet East of the West line of said East Half of the Southeast quarter of the Southwest quarter;
Thence North 110 feet;
Thence East 45 feet;
Thence South 110 feet, more or less, to the North line of the County Road;
Thence West along the North side of said road 45 feet to the Point of Beginning.

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: Public Utility District No. 1
Purpose: Water lines
Recording Date: January 24, 1955
Recording No.: 512257

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

Granted to: Public Utility District No. 1
Purpose: Water lines
Recording Date: June 28, 1966
Recording No.: 684754

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

Purpose: Drain line
Recording Date: March 16, 1958
Recording No.: 660059

4. Zone Ordinance No. 2510 and the terms and conditions thereof:

Recording Date: September 25, 1992
Recording No.: 9209250071

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, 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

EXHIBIT "B"

**Exceptions
(continued)**

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. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by the City of Mount Vernon.