

When recorded return to:
Corrin Hamburg
620 Township
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3251

Jul 16 2021

Amount Paid \$3813.00

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

Escrow No.: 620048229

CHICAGO TITLE
620048229

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shauna Jordan, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Corrin Hamburg, 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.)

Lot(s): Ptn. 17, Sedro Home Acreage, Plate 1

Tax Parcel Number(s): P77087 / 4171-001-017-0509, P77084 / 4171-001-017-0103

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 13, 2021

Shauna Jordan
Shauna Jordan

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Shauna Jordan
_____ 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: July 16, 2021

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

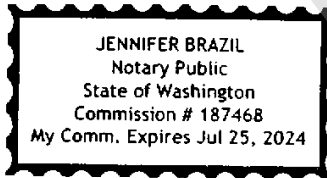


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P77087 / 4171-001-017-0509 and P77084 / 4171-001-017-0103

Parcel A:

That portion of Tract 17 of Plate No. 1, "SEDRO HOME ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 3 of Plats, Page 39, records of Skagit County, described as follows:

The South 139 feet of the East 92 feet of Tract 17 of Plate No. 1, "SEDRO HOME ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 3 of Plats, Page 39, except the South 20 feet thereof, conveyed to the City of Sedro Woolley for Street purposes by Deed dated February 19, 1914, recorded March 5, 1914, under Auditor's File No. 101155, in Volume 9 of Deeds, page 251, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Parcel B:

That portion of Tract 17 of Plate No. 1, "SEDRO HOME ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 3 of Plats, Page 39, records of Skagit County, described as follows:

Beginning at a point on the South line of said Tract which is 92 feet West of the Southeast corner thereof; thence North 140 feet; thence West 53.9 feet, more or less to the West line of said Tract; thence South 140 feet to the Southwest corner of said tract; thence East 53.9 feet more or less, to a point of beginning. EXCEPT the South 20 feet thereof conveyed to the City of Sedro-Woolley for street purposes by Deed dated February 19, 1914 and recorded March 5, 1914 under Auditor's File No. 101155 in Volume 96 of Deeds, Page 251.

EXCEPT the West 45 feet of the South 120 feet of 17 of Plate No. 1, "SEDRO HOME ACREAGE, SKAGIT COUNTY, WASHINGTON

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. 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."

2. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2021
Tax Account No.: P77087 / 4171-001-017-0509
Levy Code: 0935
Assessed Value-Land: \$106,800.00
Assessed Value-Improvements: \$132,000.00

General and Special Taxes:
Billed: \$2,605.40
Paid: **\$1,302.76**
Unpaid: \$1,302.64

3. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2021
Tax Account No.: P77084 / 4171-001-017-0103
Levy Code: 0935
Assessed Value-Land: \$4,700.00
Assessed Value-Improvements: \$0.00

EXHIBIT "B"
Exceptions
(continued)

General and Special Taxes:
Billed: \$56.18
Paid: **\$28.12**
Unpaid: \$28.06

4. Assessments, if any, levied by Sedro Woolley.
5. City, county or local improvement district assessments, if any.