

When recorded return to:
Jeffrey Kacmarcik and Nancy Brennan
5536 Broadview Ave NE
Tacoma, WA 98422

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-3487
Jul 29 2021
Amount Paid \$11209.00
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.: 620048331

CHICAGO TITLE
620048331

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mary Blythe, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration,
in hand paid, conveys, and warrants to Jeffrey Kacmarcik and Nancy Brennan, a married couple,
persuant to Revenue Procedure 90-34

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 2, SKAGIT COUNTY SP NO. 94-044; PTN OF 24-35-08 & GOVT LT(S) 4 & 5 OF 19-35-09

Tax Parcel Number(s): P106635 / 350824-1-003-0200

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 7/26/21

Mary Blythe
Mary Blythe

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Mary Blythe is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 26, 2021

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arroyo
My appointment expires: 03.01.2024

NOTARY PUBLIC STATE OF WASHINGTON ALYSIA HUDSON License Number 183699 My Commission Expires 03-01-2024
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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P106635 / 350824-1-003-0200

LOT 2, SKAGIT COUNTY SHORT PLAT NO. 94-044, APPROVED JANUARY 4, 1995, AND RECORDED JANUARY 12, 1995 IN VOLUME 11 OF SHORT PLATS, PAGE(S) 163 AND 164, UNDER AUDITOR'S FILE NO. 9501120094, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., AND GOVERNMENT LOT(S) 4 AND 5 IN SECTION 19, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS A 20-FOOT STRIP OF LAND ADJACENT TO SAID LOT 2, AS SHOWN ON THE FACE OF SKAGIT COUNTY SHORT PLAT NO. 94-044, APPROVED JANUARY 4, 1995, AND RECORDED JANUARY 12, 1995, IN VOLUME 11 OF SHORT PLATS, PAGE(S) 163 AND 164, UNDER AUDITOR'S FILE NO. 9501120094, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., AND GOVERNMENT LOT(S) 4 AND 5 IN SECTION 19, TOWNSHIP 35 NORTH, RANGE 9 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 set forth in a document:

In favor of: Roger Wechsler and Linda A. Ballantine
 Purpose: Access
 Recording Date: October 11, 1984
 Recording No.: 8410110039
 Affects:

A 30-foot strip of land the exact location of which is undisclosed is described as follows:
 A 30-foot wide easement from county road into the above described property. If an easement cannot be negotiated with the adjacent property owner to the East, to provide access now commonly used from Yeager (Wagner) Road, grantors will provide a cleared easement into said property, in the vicinity of the North line of said Sjoboen Farm. Until such easement is cleared by grantors, the grantees shall have the right to use any existing roadway across the Sjoboen Farm to provide access to the portion being purchased. Such easement shall be acceptable to grantees and legally recorded within 1 year from October 11, 1984.

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

In favor of: Future lot owners and Lots 2 and 3
 Purpose: Ingress, egress and utilities
 Recording Date: January 17, 1995
 Recording No.: 9501170011
 Affects: A 20 foot strip of land in said short plat

Said easement contains, among other things, provisions for maintenance by the common users

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

In favor of: Puget Sound Power and Light Company
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: April 11, 1995
 Recording No.: 9504110032
 Affects: The north 10 feet of the most westerly 550 feet of the above described property, lying easterly of and adjacent to the east margin of county road known as Thunderbird Lane

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting

EXHIBIT "B"**Exceptions
(continued)**

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 Skagit County Short Plat No. 94-044:

Recording No: 9501120094

5. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: January 17, 1995

Recording No.: 9501170010

6. Title Notification, and the terms and conditions thereof:

Recording Date: December 1, 1997

Recording No.: 9712010104

7. 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."

8. City, county or local improvement district assessments, if any.