

When recorded return to:
JoAnn Derus
23600 Gloria Place
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-3785
Aug 17 2021
Amount Paid \$13309.40
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY
500123355

Escrow No.: 500123355

STATUTORY WARRANTY DEED

THE GRANTOR(S) William E. Drake and Tamra L. Drake, also appearing of record as William Drake and Tammy Drake, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to JoAnn Derus, an unmarried woman

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 4 OF SHORT PLAT NO. 91-07, ACCORDING TO SHORT PLAT RECORDED APRIL 22, 1991 IN VOLUME 9 OF SHORT PLATS, PAGES 352 AND 353, UNDER AUDITOR'S FILE NO. 9104220008, AND BEING A PORTION OF GOVERNMENT LOT 2 IN SECTION 1, TOWNSHIP 35 NORTH, RANGE 4 EAST, W. M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER GLORIA PLACE AS SHOWN ON THE FACE OF SAID SHORT PLAT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P99035 / 350401-0-004-0800

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 15, 2021

William E. Drake
William E. Drake

Tamra L. Drake
Tamra L. Drake

State of South Dakota
Custer County of Custer

I certify that I know or have satisfactory evidence that William E. Drake and Tamra L. Drake 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: August 7, 2021

Deborah S. Stuck
Name: Deborah S. Stuck Notary Public
Notary Public in and for the State of South Dakota
Residing at: Rapid City, SD
My appointment expires: 4-3-2027

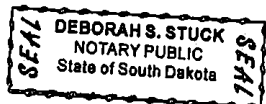


EXHIBIT "A"
Exceptions

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

Purpose: Road Purposes
Recording Date: June 17, 1953
Recording No.: 499346
Affects: Refer to said document for full particulars.

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

Purpose: Road Purposes
Recording Date: September 17, 1948
Recording No.: 534934
Affects: Refer to said document for full particulars.

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

Purpose: Ingress and Egress
Recording Date: January 28, 1968
Recording No.: 715337
Affects: Refer to said document for full particulars.

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. 91-07, recorded in Volume 9 of Short Plats, Pages 352 and 353:

Recording No: 9104220008

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

Granted to: Keith A. Taxdahl and Susan A. Taxdahl
Purpose: Ingress, egress and Utilities
Recording Date: February 7, 1996
Recording No.: 9602070025
Affects: Portion of said premises

6. 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,

EXHIBIT "A"

**Exceptions
(continued)**

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: May 13, 1996
Recording No.: 9605130051

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. Reservations and exceptions in United States Patents or in Acts authorizing the Issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local Improvement district assessments, if any.