

When recorded return to:

Carlton H. Garrison and Yulia Garrison
19381 County Line Road
Stanwood, WA 98292

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3790

Aug 17 2021

Amount Paid \$27595.00

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.: 620048312

CHICAGO TITLE

620048312

STATUTORY WARRANTY DEED

THE GRANTOR(S) Allen Theodore Wanne, an unmarried person, as his separate estate and LeAnne Kay Robinson, 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 Carlton H. Garrison and Yulia Garrison, a married couple

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.)

PARCEL A: PTN NE 1/4 SW 1/4 OF 32-33-4

PARCEL B: PTN E 1/2 SE 1/4 SW 1/4 OF 32-33-4

PARCEL C: PTN E 1/2 SE 1/4 SW /14 OF 32-33-4

Tax Parcel Number(s): P17637 / 330432-3-001-0010, P17649 / 330432-3-013-0008, P109251 / 330432-3-012-0100

Subject to:

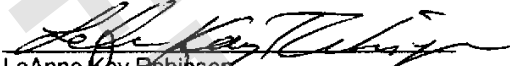
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED

(continued)

Dated: August 6, 2021

Allen Theodore Wanne



LeAnne Kay Robinson

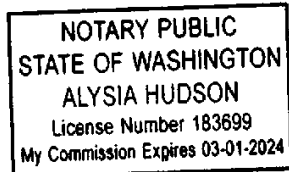


Vance Jorgenson

State of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that

LeAnne Kay Robinson and Vance Jorgenson
 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 16, 2021

Alysia Hudson
 Name: Alysia Hudson
 Notary Public in and for the State of WA
 Residing at: Anington
 My appointment expires: 03-01-2024

STATUTORY WARRANTY DEED
(continued)

Dated: August 6, 2021


Allen Theodore Wanne_____
LeAnne Kay Robinson_____
Vance JorgensonState of New York
County of Chemung

I certify that I know or have satisfactory evidence that

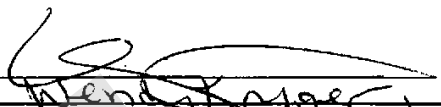
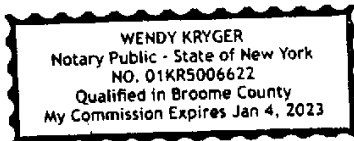
Allen Theodore Wanne
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: 8-13-2021
Name: Wendy Kryger
Notary Public in and for the State of New York
Residing at: Binghamton NY 13903
My appointment expires: 1-04-23

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P17637 / 330432-3-001-0010, P17649 / 330432-3-013-0008 and P109251 / 330432-3-012-0100

PARCEL A:

THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ IN SECTION 32, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.,

EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$;

THENCE WEST 20 FEET, MORE OR LESS, TO THE WEST LINE OF THE COUNTY ROAD AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 165 FEET;

THENCE WEST 264 FEET;

THENCE SOUTH 165 FEET;

THENCE EAST 264 FEET, TO THE TRUE POINT OF BEGINNING;

EXCEPT ROADS.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

THE WEST 18 FEET OF THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ IN SECTION 32, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.;

EXCEPT ROADS.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL C:

ALL THAT PORTION OF THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST 18 FEET OF SAID EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$;

THENCE SOUTH 88°54'00" EAST ALONG THE NORTH LINE THEREOF FOR A DISTANCE OF 226.94 FEET;

EXHIBIT "A"
Legal Description
(continued)

THENCE SOUTH 2°34'59" WEST PARALLEL WITH THE EAST LINE OF SAID EAST ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ FOR A DISTANCE OF 481.58 FEET;

THENCE NORTH 89°01'47" WEST PARALLEL WITH THE SOUTH LINE OF SAID EAST ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ FOR A DISTANCE OF 176.82 FEET TO THE EAST LINE OF THE WEST 66 FEET OF SAID EAST ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼;

THENCE SOUTH 2°19'53" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 852.28 FEET TO THE SOUTH LINE OF SAID EAST ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼;

THENCE NORTH 89°01'47" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 48.01 FEET TO THE EAST LINE OF THE WEST 18 FEET OF SAID EAST ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼;

THENCE NORTH 2°19'53" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 1,334.31 FEET TO THE POINT OF BEGINNING;

EXCEPT THE SOUTH 16.5 FEET THEREOF, AS CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED DATED MARCH 7, 1912, AND RECORDED MARCH 18, 1912, IN VOLUME 88 OF DEEDS, PAGE 264, UNDER AUDITOR'S FILE NO. 90410, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: July 31, 1996
Recording No.: 9607310073
2. 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 Survey:

Recording No: 8608060035
3. Lot Certification, including the terms, covenants and provisions thereof

Recording Date: June 19, 2012
Recording No.: 201206190048
4. Protected Critical Area Site Plan and/or Easement, including the terms, covenants and provisions thereof

Recording Date: July 18, 2012
Recording No.: 201207180014
5. Covenants, conditions and restrictions 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: September 13, 2012
Recording No.: 201209130089
6. Variance No. PL 12-0270, including the terms, covenants and provisions thereof

Recording Date: October 8, 2012
Recording No.: 201210080001
7. Angelsong Water System Notice to Future Property Owners, including the terms, covenants and provisions thereof

EXHIBIT "B"

Exceptions
(continued)

Recording Date: November 28, 2012
Recording No.: 201211280121

8. Administrative Special Use Permit No. PL12-0187, including the terms, covenants and provisions thereof

Recording Date: January 17, 2013
Recording No.: 201301170063

9. 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 Survey:

Recording No: 201203230035

10. 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."

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