

When recorded return to:

Andrew Ryan Ellis and Alyssa Hamedi
15166 Avon Allen Road
Mount Vernon, WA 98273

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 2021-3998

Aug 30 2021

Amount Paid \$14324.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

A COMPANY OF COUNTRYWIDE FINANCIAL SERVICES

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048654

CHICAGO TITLE CO.
620048654

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dana J. Brothers, 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 Andrew Ryan Ellis and Alyssa Hamedi, 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 NE 1/4 OF NE 1/4 SEC 23-34-3E, W.M.

Tax Parcel Number(s): P22339 / 340323-0-008-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 4, 2021

X *Dana J. Brothers*
Dana J. Brothers

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

DANA J. Brothers
(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: 8/6/2021

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Mapleville, WA
My appointment expires 10/1/2023

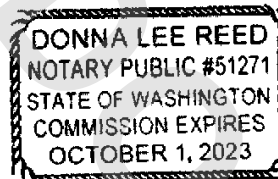


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P22339 / 340323-0-008-0002

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SUBDIVISION THAT IS 20 RODS NORTH OF THE SOUTHEAST CORNER OF SAID SUBDIVISION, WHICH POINT IS ALSO THE NORTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO GILBERT LARSON BY DEED DATED JANUARY 9, 1922 AND RECORDED JANUARY 23, 1922, AS AUDITOR'S FILE NO. 154142; THENCE NORTH ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE WEST 40 RODS ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH TO THE NORTHWEST CORNER OF SAID GILBERT LARSON TRACT; THENCE EAST ALONG THE NORTH LINE OF SAID GILBERT LARSON TRACT TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF THE COUNTY ROAD KNOWN AS THE AVON-ALLEN ROAD ALONG THE EAST LINE THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Title Notification - Special Flood Hazard Area including the terms, covenants and provisions thereof
 Recording Date: November 12, 2014
 Recording No.: 201411120083
2. Title Notification including the terms, covenants and provisions thereof
 Recording Date: February 12, 2015
 Recording No.: 201502120032
3. BP14-0704 Accessory Dwelling Unit including the terms, covenants and provisions thereof
 Recording Date: February 12, 2015
 Recording No.: 201502120033
4. Skagit County Planning & Development Services Lot of Record Certification and the terms and conditions thereof:
 Recording Date: August 19, 2019
 Recording No.: 201908190084
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 you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."
6. City, county or local improvement district assessments, if any.