

When recorded return to:

Scott Joseph Alexander and Meghan Alyce
Alexander
2423 Utter Street
Bellingham, WA 98225

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4008

Aug 30 2021

Amount Paid \$5816.70
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY

620048772

Escrow No.: 245444154

STATUTORY WARRANTY DEED

THE GRANTOR(S) Stephen Hunter and Sheri Mullinaux Hunter, Co-Trustees of the Elizabeth C. Dick Trust B

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration
in hand paid, conveys, and warrants to Scott Joseph Alexander and Meghan Alyce Alexander, 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.)

Ptn. SE, 5-36-3E, W.M.

Tax Parcel Number(s): P47646 / 360305-4-001-0001

Subject to:

Exhibit B attached hereto and by this reference made a part hereof.

STATUTORY WARRANTY DEED
(continued)

Dated: August 23, 2021

Elizabeth C. Dick Trust B

BY: [Signature]
Stephen Hunter
Co-TrusteeBY: [Signature]
Sheri Mullinaux Hunter
Co-TrusteeState of WASHINGTON
County of Whatcom

I certify that I know or have satisfactory evidence that Stephen Hunter and Sheri Mullinaux Hunter are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Co-Trustee and Co-Trustee, respectively, of Elizabeth C. Dick Trust B to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

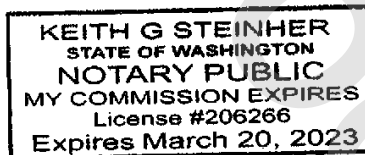
Dated: 8-27-2021Name: [Signature]
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 3-20-23

EXHIBIT "A"
Legal Description

Parcel "A":

That portion of the Southeast 1/4 of Section 5, Township 36 North, Range 3 East, W.M., being more particularly

described as follows: Beginning at the Southeast corner of said Southeast 1/4 of Section 5; thence North 2° 15' 57" East, along the East line of said Southeast 1/4, 1,432.86 feet, to the title point of beginning;

thence leaving said East line North 89° 03' 49" West, 750.20 feet;

thence North 2° 15' 57" East, 630.00 feet;

thence North 89° 03' 49" West, 736.41 feet;

thence South 36° 00' 00" West, 963.05 feet;

thence North 89° 03' 49" West, 600.56 feet to a point on the West line of said Southeast 1/4;

thence North 3° 03' 02" East, along said West line, 500.00 feet;

thence leaving said West line South 89° 03' 49" East, 370.81 feet;

thence South 12° 00' 00" East, 275.00 feet;

thence South 89° 03' 49" East, 239.01 feet;

thence North 36° 00' 00" East, 753.35 feet;

thence South 89° 03' 49" East, 1,519.19 feet to a point on said East line;

thence South 2° 15' 57" West, along said East line, 690.02 feet, to the true point of beginning.

Also known as Parcel P-6 on Survey recorded June 11, 1993, under Auditor's File No. 9306110050, records of

Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B".

All beneficial rights of ingress, egress and utilities contained in Easements and Restrictive Covenants recorded

October 18, 1991, under Auditor's File No. 9110180024 and in Declaration of Covenants, Conditions, Restrictions,

Easement and Road Maintenance as recorded May 25, 2001, under Auditor's File No. 200105250116.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"**Order No.: 245444154/620048772**

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

Granted to: Tom and Sheila Buggia, husband and wife and Rick Rockwell, a single man
Purpose: Drainfield
Recording Date: October 18, 1991
Recording No.: 9110180024

Mutual Reciprocal Easement and Road and Power Maintenance agreement, including the terms, covenants and provisions thereof

Recording Date: December 6, 1991
Recording No.: 9112060131

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

Granted to: Puget Sound Power & Light Company
Purpose: Underground electric transmission and/or distribution system
Recording Date: January 28, 1992
Recording No.: 9201280079

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

Granted to: GTE Systems NW
Purpose: Communications systems
Recording Date: August 7, 1992
Recording No.: 9208070064

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.: 9306110050

Declaration of Covenants, Conditions, Restrictions. Easements and Road Maintenance Agreement, including the terms, covenants and provisions thereof

Recording Date: May 25, 2001
Recording No.: 200105250116

EXHIBIT "B"

Order No.: 245444154/620048772

Agreement for Easements and Restrictive Covenants, including the terms, covenants and provisions thereof

Recording Date: December 16, 2003
Recording No.: 200312160112

Lot Certificate, including the terms, covenants and provisions thereof

Recording Date: August 18, 2004
Recording No.: 200408180083

Amended and Restated Chuckanut Ridge Property Owners Declarations of Covenants Conditions, Restrictions, Easements, and Road Maintenance Agreement, including the terms, covenants and provisions thereof

Recording Date: February 17, 2011
Recording No.: 201102170044

The Land has been classified as Timber Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording No.: 9111260029

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.