

When recorded return to:

Tristan Shaffer and Qamar-u-nissa Abbasi-Shaffer
22452 Prairie Road
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048969

CHICAGO TITLE
620048969

STATUTORY WARRANTY DEED

THE GRANTOR(S) Melinda McCormick Coslor, an unmarried person, 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 Tristan Shaffer and Qamar-u-nissa Abbasi-Shaffer, 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.)

TR 1, PRAIRIE LANE MEADOWS 5-ACRE PARCEL SUBDIV NO. 132-78, BEING A PTN. SECS.
26,37, 35 & 36, IN TWP 36-4E, W.M.

Tax Parcel Number(s): P50032 / 360426-2-006-0103

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4309

Sep 17 2021

Amount Paid \$10230.00

Skagit County Treasurer

By Josie Bear Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 8, 2021

Melinda McCormick Coslor
Melinda McCormick Coslor

State of washington
county of Skagit

I certify that I know or have satisfactory evidence that
Melinda McCormick Coslor
 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: September 16, 2021

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P50032 / 360426-2-006-0103

Tract 1 of that certain 5 ACRE PARCEL SUBDIVISION NO. 132-78, entitled Prairie Lane Meadows as approved December 26, 1978, and recorded December 27, 1978, in Volume 3 of Short Plats, pages 52 through 56, under Auditor's File No. 893745, records of Skagit County, Washington; being a portion of Sections 26, 27, 35 and 36, Township 36 North, Range 4 East of the Willamette Meridian.

TOGETHER WITH an easement for road and utility purposes over and across a strip of land 60 feet in width as delineated on the face of that certain 5 Acre Parcel Subdivision No. 132-78, entitled Prairie Lane Meadows as approved December 26, 1978, and recorded December 27, 1978, in Volume 3 of Short Plats, pages 52 through 56, under Auditor's File No. 893745, records of Skagit County, Washington; being a portion of Sections 26, 27, 35 and 36, Township 36 North, Range 4 East of the Willamette Meridian, and as established by Declaration of Easement dated January 10, 1979, and recorded January 15, 1979, under Auditor's File No. 894739, records of Skagit County, Washington.

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 granted in a document:
Purpose: ingress, egress and utilities
Recording Date: January 15, 1979
Recording No.: 894739
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 Short Plat No. 132-78:

Recording No: 893745
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Purpose: Ingress, egress and utilities
Recording Date: June 7, 1978
Recording No.: 881008
4. Terms and conditions of Statutory Warranty Deed:

Recording Date: January 24, 1979
Recording No.: 895319
As Follows: The covenants of warranty contained herein shall not apply to that portion of the above described property which lies Westerly of the fence which runs generally Northerly and Southerly along or near the Westerly boundary of the above described property.
5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by Statutory Warranty Deed,

Recording Date: January 24, 1979
Recording No.: 895319
Matters: Fence
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, 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

EXHIBIT "B"

Exceptions
(continued)

Recording Date: January 4, 1979
Recording No.: 894198

7. 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 15, 1978
Recording No.: 894740

8. Liens and charges as set forth in the above mentioned declaration,

Payable to: Prairie Lane Association

9. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands

Recording Date: May 1, 2002
Recording No.: 200205010099

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

EXHIBIT "B"
Exceptions
(continued)

- thereof; Indian treaty or aboriginal rights.
12. City, county or local improvement district assessments, if any.
 13. Assessments, if any, levied by Prairie Lane Association.