

When recorded return to:
Maruthu Karuppaiah and Sweda Ramanathan
17422 West Big Lake Boulevard
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4342

Sep 20 2021

Amount Paid \$11120.00

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049097

CHICAGO TITLE
620049097

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gerik P. Shinn, and Jennifer K Shinn a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Maruthu Karuppaiah and Sweda Ramanathan, 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.)

LT 2, SP NO. PL 12-0114

NW 36-34-4

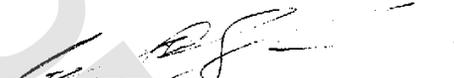
Tax Parcel Number(s): P29923 / 340436-0-049-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 15, 2021



Gerik P. Shinn



Jennifer K Shinn

State of Washington
county of Skagit

I certify that I know or have satisfactory evidence that Gerik P Shinn and Jennifer K Shinn

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: September 17 2021

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

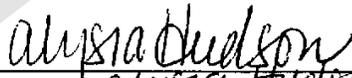

Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arundin
My appointment expires 03.01.2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P29923 / 340436-0-049-0007

LOT 2, SKAGIT COUNTY SHORT PLAT NO. PL 12-0114, APPROVED NOVEMBER 16, 2012 AND RECORDED NOVEMBER 19, 2012 UNDER AUDITOR'S FILE NO. 201211190202, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Right granted to Oscar H. Forslund by instrument executed by Oscar Carlson, party of the first part
Recording Date: July 19, 1923
Recording No.: 166232
2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
Grantor: State of Washington
3. Skagit County Hearing Examiner Conditional Use Permit CU-30-009 and the terms and conditions thereof
Recording Date: October 21, 1982
Recording No.: 8210210042
Regarding: Mobile Home
4. Skagit County Planning & Development Services Lot of Record Certification
Recording Date: August 17, 2012
Recording No.: 201208170071
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SKAGIT COUNTY SHORT PLAT NO. PL 12-0114:
Recording No: 201211190202
6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
Recording Date: November 19, 2012
Recording No.: 201211190202
Matters shown: Encroachment of a fence onto the right of way of W. Big Lake Blvd by an undisclosed amount and encroachment of a fence onto the property to the North by approximately 1.3 feet.
7. Plat Lot of Record Certification and the terms and conditions thereof

EXHIBIT "B"
Exceptions
(continued)

Recording Date: November 19, 2012
Recording No.: 201211190203

8. Protected Critical Area Agreement and the terms and conditions thereof

Recording Date: November 19, 2012
Recording No.: 201211190204

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

Granted to: Russell Avery and Ana Avery, husband and wife
Purpose: Setback easement
Recording Date: May 27, 2015
Recording No.: 201505270091
Affects: as described in said instrument

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

Granted to: Puget Sound Energy, Inc.
Purpose: Transmission, distribution and sale of electricity
Recording Date: January 22, 2019
Recording No.: 201901220118
Affects: as described in said instrument

11. 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."

EXHIBIT "B"
Exceptions
(continued)

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. City, county or local improvement district assessments, if any.