

When recorded return to:
Connor Hamlett and Julia Hamlett
16720 Bennett Road
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048296

CHICAGO TITLE
U20048296

STATUTORY WARRANTY DEED

THE GRANTOR(S) Chris Lowe and Hanh Tran, 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 Connor Hamlett and Julia Hamlett, 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. NW NE, 14-34-3E, W.M.

Tax Parcel Number(s): P21896 / 340314-0-056-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4478

Sep 30 2021

Amount Paid \$11565.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: 9/27/21

[Signature]
Chris Lowe

[Signature]
Hanh Tran

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Chris Lowe and Hanh Tran are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 27, 2021

[Signature]
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 03.01.2024

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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P21896 / 340314-0-056-0004

Parcel A:

That portion of the Northwest quarter of the Northeast quarter of Section 14, Township 34 North, Range 3 East W.M., described as follows:

Beginning at the Northwest corner of said subdivision; thence South 88° 20' 30" East along the North line of said subdivision a distance of 1077.75 feet, thence South 1° 39' 30" West 30.0 feet to the South line of the County Road, and the true point of beginning; thence South 1° 39' 30" West a distance of 158.00 feet; thence South 88° 20' 30" East a distance of 110 feet; thence North 1° 39' 30" East a distance of 158 feet to the South line of the County Road; thence North 88° 20' 30" West along said Road a distance of 110.00 feet to the true point of beginning.

Situated in Skagit County, Washington.

Parcel B:

That portion of the Northwest quarter of the Northeast quarter of Section 14, Township 34 North, Range 3 East W.M., described as follows:

Beginning at the Northwest corner of said subdivision; thence South 88° 20' 30" East along the North line of said subdivision a distance of 1077.75 feet; thence South 1° 39' 30" West 30.0 feet to the South line of the County Road; thence South 1° 39' 30" West a distance of 158.00 feet; thence South 88° 20' 30" East, a distance of 110.00 feet to the true point of beginning of this description; thence continue South 88° 20' 30" East to the East line of said Northwest quarter of the Northeast quarter; thence North along the East line of said subdivision to the South line of the County Road; thence West along the South line of said County Road to a point that lies North 1° 39' 30" East of the true point of beginning; thence South 1° 39' 30" West to the true point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Title Notification - Special Flood Hazard Area and the terms and conditions thereof
Recording Date: June 17, 2008
Recording No.: 200806170006
2. Title Notification - Waiver of 200' Foot Setbacks for Properties Outside of and Immediately Adjacent to Designated Natural Resource Lands Pursuant to Skagit County code 14.16.810 and the terms and conditions thereof
Recording Date: June 17, 2008
Recording No.: 200806170007
3. Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands Pursuant to SCC 14.16.870 and the terms and conditions thereof
Recording Date: June 17, 2008
Recording No.: 200806170008
4. Title Notification - Waiver of 200' Foot Setbacks for Properties Outside of and Immediately Adjacent to Designated Natural Resource Lands Pursuant to Skagit County code 14.16.810 and the terms and conditions thereof
Recording Date: June 23, 2008
Recording No.: 200806230180
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.