

**Fidelity Major Accounts 21001065-NCS
CTT 620048198**

When recorded return to:
Ruth Kidanemariam and Tekie T Gebremedhin
22906 Greenough Lane
Sedro Woolley, WA 98284

Filed for record at the request of:



5006 Center Street, Suite J
Tacoma, WA 98409

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-4525
Sep 30 2021
Amount Paid \$11378.10
Skagit County Treasurer
By Lena Thompson Deputy

Escrow No.: 21001065-NCS

STATUTORY WARRANTY DEED

THE GRANTOR(S) Pamela Kay Verner, an unmarried person
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 Ruth Kidanemariam and Tekie T Gebremedhin, wife and
husband

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 4, SHORT PLAT NO. 91-13, APPROVED JULY 19, 1991, RECORDED AUGUST 5, 1991, IN
BOOK 9 OF SHORT PLATS, PAGE 393, UNDER AUDITOR'S FILE NO. 9108050001 AND BEING
A PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THE EAST HALF OF THE
NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 35
NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES
OVER GREENOUGH LANE, AS SHOWN ON THE FACE OF THE SHORT PLAT.

SITUATE OF THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Tax Parcel Number(s): P100386/ 350411-4-002-0705

Subject to:

1. 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
Recording No.: 158675

Right of the State of Washington or its successors, subject to payment of compensation, to acquire
rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for
transporting and moving timber, stone, minerals and other products from this and other land, as
reserved in above-referenced deed.

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 Skagit County Short Plat No.
91-13:

Recording No: 9108050001

STATUTORY WARRANTY DEED
(continued)

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: November 1, 1991
Recording No.: 9111010062
Affects: Portion of said premises

4. Covenants, conditions and restrictions 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: February 24, 1992
Recording No.: 9202240113

5. Covenants, conditions and restrictions 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: March 15, 1993
Recording No.: 9303150028

6. Findings of Fact Entry of Order No. SPU 94 014 and the terms and conditions thereof:

Recording Date: December 5, 1994
Recording No.: 9412050077

7. Use and Maintenance Agreement of Private Roadway and the terms and conditions thereof:

Executed by: Property owners along Grip Road, constituting Greenough Lane
Recording Date: October 2, 1998
Recording No.: 9810020084

8. Accessory Dwelling Unit and the terms and conditions thereof:

Recording Date: October 21, 2013
Recording No.: 201310210268

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof, Indian treaty or aboriginal rights.

10. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

STATUTORY WARRANTY DEED
(continued)

Dated: Sept. 29, 2021

Pamela Kay Verner
Pamela Kay Verner

State of WASHINGTON
County of Snohomish

I certify that I know or have satisfactory evidence that Pamela Kay Verner is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-29-2021

Andrew Schneider
Name: Andrew Schneider
Notary Public in and for the State of Washington
Residing at: Sammamish
My appointment expires: 12/5/2022

