

When recorded return to:
Lora Shalan and Joshua Shalan
18845 Milltown 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.: 620049311

CHICAGO TITLE
620049311

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bethany Lilliam Yadon who acquired title as Bethany Lillian Yadon, a married woman and Dennis Yadon, a married man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Lora Shalan and Joshua Shalan, 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 NE 1/4 NE 1/4 OF 31-33-4

Tax Parcel Number(s): P17544 / 330431-0-017-0001, P115522 / 330431-1-001-0200

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4843

Oct 21 2021

Amount Paid \$10675.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: 10/19/21

Bethany Lillian Yadon
Bethany Lillian Yadon

Dennis Yadon
Dennis Yadon

Torrey MacLeod
Torrey MacLeod

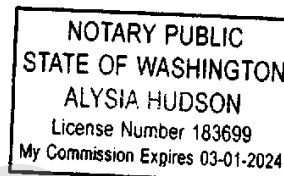
Gail Yvonne Yadon
Gail Yvonne Yadon

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Bethany Lillian Yadon and Torrey MacLeod 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: 10-19-2021

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



State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Dennis Yadon and Gail Yvonne Yadon 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: 10-19-2021

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

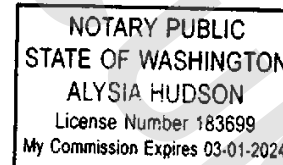


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P17544 / 330431-0-017-0001 and P115522 / 330431-1-001-0200

PARCEL A:

A TRACT OF LAND IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 851.5 FEET WEST OF SECTION LINE BETWEEN SECTIONS 31 AND 32, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., AND ON THE NORTH LINE BY GEORGE NELSON ROAD;
THENCE NORTH 165 FEET;
THENCE EAST 528 FEET;
THENCE SOUTH 165 FEET;
THENCE WEST 528 FEET TO THE POINT OF BEGINNING.

EXCEPT THE EAST 30 FEET THEREOF.

PARCEL B:

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL CONVEYED TO WALTER C. BOYD, JR. ON MARCH 7, 1997, AS RECORDED UNDER AUDITOR'S FILE NO. 9703120082, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH ALONG THE WEST BOUNDARY OF SAID BOYD PARCEL, FOR A DISTANCE OF 165.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;
THENCE WEST ON THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID BOYD PARCEL, FOR A DISTANCE OF 50.00 FEET;
THENCE SOUTH PARALLEL WITH SAID WEST LINE FOR A DISTANCE OF 165.00 FEET TO THE WEST EXTENSION OF THE SOUTH LINE OF SAID BOYD PARCEL;
THENCE EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Variance No. 93 003.ORD and the terms and conditions thereof:

Recording Date: January 24, 1994
Recording No.: 9401240060
2. Variance No. 94 006.ORD and the terms and conditions thereof:

Recording Date: May 23, 1994
Recording No.: 9405230093
3. 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 Card No. SP 99-0034:

Recording No: 200112100228
4. 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."
5. City, county or local improvement district assessments, if any.