

When recorded return to:
Warren Andrew Vinyard
1105 Curtis Street
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.: 620050163

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tamhas Clinton and Deborah Masseth, a married couple; who acquired title as Deborah Ann Masseth, a single woman, and Tamhas Rob Clinton, a single man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Warren Andrew Vinyard, an unmarried person

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. SW, 24-35-4E, W.M., aka Lot A Survey, 200709200070

Tax Parcel Number(s): P37388 / 350424-0-043-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5870

Dec 22 2021

Amount Paid \$5605.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 7, 2021



Tamhas Clinton



Deborah Masseth

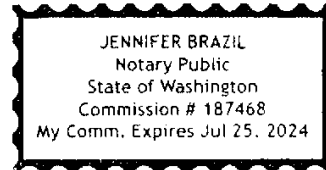
State of Washington
County of SkagitThis record was acknowledged before me on 12/10/21 by Tamhas Clinton and Deborah Masseth.
(Signature of notary public)Notary Public in and for the State of Washington
Residing at: Skagit County
My commission expires: 7-25-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P37388 / 350424-0-043-0006

The west 70.50 feet of the south 111.55 feet of the following described "Tract X":

Tract X:

The east 1/2 of the south 1/5 of the north 1/2 and the east 1/2 of the north 1/5 of the south 1/2 of the southwest 1/4 of the southwest 1/4 of the southwest 1/4 of Section 24, Township 35 north, Range 4 east, W.M.,

Less a strip of land 10 feet wide off the west side reserved for street purposes.

(Also known as Lot A of Skagit County Record of Survey for Louia Boundary Line Adjustment recorded under recording number 200709200070, according to the map thereof recorded September 20, 2007, in Skagit County, Washington.)

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"**Exceptions**

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Survey:

Recording No: 200709200070

2. 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: September 24, 2007

Recording No.: 200710010175

3. 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."

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by Sedro Woolley.

EXHIBIT "B"

Exceptions
(continued)

6. City, county or local improvement district assessments, if any.