

When recorded return to:

Howard D. Koozer and Barbara J. Koozer  
24541 Wiseman Lane  
Mount Vernon, WA 98273

GNW 21-14088

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael R. Griffen, as his separate estate and The Estate of Barbara J. Sanders, Deceased, ,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Howard D. Koozer and Barbara J. Koozer, a married couple

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1:  
Lot 2, SP No. 99-00200, being a PTN of SW1/4 NE1/4, 30-34N-5E

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may  
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"  
attached hereto

Tax Parcel Number(s): P118657

Dated: January 12, 2022

Michael R. Griffen  
Michael R. Griffen

Estate of Barbara J. Sanders

By: Debra A. Swain

Debra Ann Swain, Personal Representative

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-208

Jan 19 2022

Amount Paid \$7653.00

Skagit County Treasurer  
By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-14088-TJ

Page 1 of 5

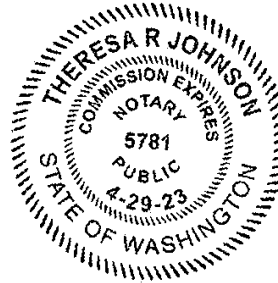
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 12<sup>th</sup> day of January, 2022 by Michael R. Griffen

Theresa R Johnson  
Signature

Notary  
Title

My appointment expires: 4-29-23



Statutory Warranty Deed  
LPB 10-05

Order No.: 21-14088-TJ

Page 2 of 5

**WASHINGTON NOTARY ACKNOWLEDGEMENT  
(REPRESENTATIVE)**

State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that Debra Ann Swan is the person who appeared before me, and said person acknowledged that (he/~~she~~) signed this instrument, on oath stated that (he/~~she~~) was authorized to execute the instrument and acknowledged it as the personal representative ~~The Estate of Barbara Sanders~~ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1-12-2022

(Seal or stamp)

Theresa R. Johnson  
SignatureNotary  
TitleMy appointment expires: 4-29-23

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 24541 Wiseman Lane, Mount Vernon, WA 98273  
Tax Parcel Number(s): P118657

**Property Description:**

Lot 2 of SKAGIT COUNTY SHORT PLAT NO. 99-0020, recorded November 30, 2001, under Auditor's File No. 200111300188, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Northeast Quarter of Section 30; Township 34 North, Range 5 East of the Willamette Meridian.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-14088-TJ

Page 3 of 5

**EXHIBIT B**

21-14088-TJ

1. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded January 28, 1952, as Auditor's File No. Volume 249, Page 728.
  2. Easement, affecting a portion of subject property for the purpose of pipeline(s) including terms and provisions thereof granted to Pacific Northwest Pipeline Corporation, a Delaware corporation, recorded September 14, 1956 as Auditor's File No. 541537.
  3. Easement, affecting a portion of subject property for the purpose of pipeline(s) including terms and provisions thereof granted to Pacific Northwest Pipeline Corporation, a Delaware corporation, recorded October 16, 1959 as Auditor's File No. 586726.
  4. A reservation of all mineral rights and reservations by documents recorded on December 22, 1971 as Auditor's File No. 762147, together with the appurtenant rights to use the surface of the Land. The Company makes no representation as to the present ownership of this interest.
  5. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded November 5, 1985, as Auditor's File No. 8511050074.
  6. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. 99-0020 recorded November 30, 2001 as Auditor's File No. 200111300188.
- The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".
7. Agreement, affecting subject property, regarding road maintenance and the terms and provisions thereof between Herbert Wiseman and Nancy Jean Wiseman and Owners of Lots 1-4 of SP No. 99-0020, recorded November 30, 2001 as Auditor's File No. 200111300189.
  8. Agreement, affecting subject property, regarding a Protected Critical Area and the terms and provisions thereof between Herbert M. Wiseman and Nancy Jean Wiseman and Skagit County, recorded November 30, 2001 as Auditor's File No. 200111300191.
  9. Regulatory notice/agreement regarding Aerobic Treatment Unit Service Agreement that may include covenants, conditions and restrictions affecting the subject property, recorded February 24, 2003 as Auditor's File No. 200302240009.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

10. Regulatory notice/agreement regarding Development Activities On or Adjacent to Designated Natural Resource Lands Pursuant to SCC 14.16.870 that may include covenants, conditions and restrictions affecting the

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-14088-TJ

Page 4 of 5

subject property, recorded March 4, 2003 as Auditor's File No. 200303040094 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

11. Regulatory notice/agreement regarding Development Activities On or Adjacent to Designated Natural Resource Lands Pursuant to SCC 14.16.870 that may include covenants, conditions and restrictions affecting the subject property, recorded March 11, 2003 as Auditor's File No. 200303110105 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

12. Agreement, affecting subject property, regarding road maintenance and the terms and provisions thereof between Garrick Saager and Skagit County Planning & Permit Center, recorded April 18, 2003 as Auditor's File No. 200304180120.

13. Regulatory notice/agreement regarding Development Activities On or Adjacent to Designated Natural Resource Lands Pursuant to SCC 14.16.870 that may include covenants, conditions and restrictions affecting the subject property, recorded September 18, 2003 as Auditor's File No. 200309180048 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

14. Regulatory notice/agreement regarding Skagit County Right to Farm Ordinance that may include covenants, conditions and restrictions affecting the subject property, recorded March 11, 2013 as Auditor's File No. 201303110155 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY

**FILED**  
Skagit County Clerk  
Skagit County, WA  
12/21/2021

<b>Estate of BARBARA JEAN SANDERS:</b>	No. 21-4-00599-29
	LETTERS TESTAMENTARY

**I. BASIS**

- 1.1 The last will of BARBARA JEAN SANDERS late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on December 21, 2021.
- 1.2 In that will DEBRA ANN SWAIN is named personal representative(s).
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT DEBRA ANN SWAIN is authorized by this court to execute the will of the above decedent according to law.

DATED 12/21/2021.

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT  
Mary Vehorn, Deputy Clerk

**III. CERTIFICATE OF COPY**

STATE OF WASHINGTON |  
COUNTY OF SKAGIT | ss

I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case, which was entered of record on December 21, 2021.

I further certify that these letters are now in full force and effect.

DATED: 12/21/2021

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT

BY   
Deputy Clerk

