

When recorded return to:

Efren Morales
14346 Avon Allen Road
Mount Vernon, WA 98273

GNW 22-14336

STATUTORY WARRANTY DEED

THE GRANTOR(S) Randy J. Stevens, as his separate estate, 29727 Lyman Hamilton Highway, Sedro-Woolley, WA 98284,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Efren Morales, a married person

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:
Ptn. Gov. Lot 8 in Section 18, Township 34 North, Range 4 East

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): P26177

Dated: January 27, 2022

Randy J. Stevens
Randy J. Stevens

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 27 day of January, 2022 by Randy J. Stevens.

Crystal Deighton
Signature

Notary
Title

My appointment expires: 10-13-2024



Statutory Warranty Deed
LPB 10-05

Order No.: 22-14336-KH

Page 1 of 3

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2022-331
Jan 28 2022
Amount Paid \$1845.00
Skagit County Treasurer
By Lena Thompson Deputy

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: NHN Alder Lane, Mount Vernon, WA 98273
Tax Parcel Number(s): P26177

Property Description:

The North $\frac{1}{2}$ of the following described tract in Government Lot 8 in Section 18, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point in an old fence line which is 330 feet, more or less, South of the North line of Government Lot 8 and 839 feet West of the East line of said Government Lot 8; thence South 89°20'30" West along said fence line 110 feet; thence South 310 feet, more or less, to the North line of the County road; thence East along said road 110 feet; thence North to the point of beginning.

TOGETHER WITH an easement for access to the County road as created in deed recorded under Auditor's File No. 390944 and amended/modified under Auditor's File Nos. 9503060106 and 202006240053.

EXHIBIT B

22-14336-KH

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)
10. Terms and Provisions of Easement recorded April 22, 1946 as Auditor's File No. 390944, and Modifications to Easement Agreement as recorded on March 6, 1995 and June 24, 2020 as Auditor's File Nos. 9503060106 and 202006240053.