

When recorded return to:
Andrew St. Lawrence
15934 Mountain View Rd
Mount Vernon, WA 98274

CHICAGO TITLE CO.

620049006

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049006

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wesley A. Anderson and Rita F. Anderson, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Andrew St. Lawrence, an unmarried person and Megan B. Kennedy, 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.)

Lot(s). Ptn. 1 and 2, Short Plat No.. 26-86, in SW 24-36-3E, W.M.

Tax Parcel Number(s): P48213 / 360324-3-018-0100, P99538 / 360324-3-018-0300, P99536 / 360324-3-018-0200

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-400

Feb 03 2022

Amount Paid \$17884.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 25, 2022

Wesley A. Anderson
Wesley A. Anderson
Rita F. Anderson
Rita F. Anderson

State of Washington
County of Skagit

This record was acknowledged before me on 02/02/2022 by
Wesley A. Anderson and Rita F. Anderson

Jana K. Quinn
(Signature of notary public)

Notary Public in and for the State of Washington
Residing at: Arington
My commission expires: 06/29/2023

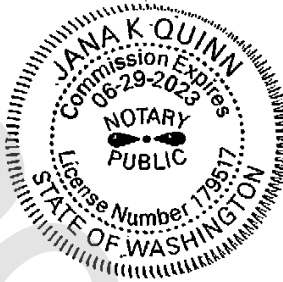


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P48213 / 360324-3-018-0100, P99538 / 360324-3-018-0300 and P99536 / 360324-3-018-0200

PARCEL "A":

Lot 1 of Skagit County Short Plat No. 26-86, approved July 10, 1986, recorded July 15, 1986, in Book 7 of Short Plats, page 98, under Auditor's File No. 8607150002, being a portion of the Southwest ¼ of Section 24, Township 36 North, Range 3 East, W.M.,

EXCEPT that portion described as follows:

Beginning at the Southwest corner of said Lot 1;
thence South 88°36'21" East along the South line of said Lot 1, a distance of 331.52 feet;
thence North 03°23'48" East, a distance of 537.00 feet to the angle point in the Northwesterly line of said Lot 1;
thence South 66°46'25" West along the Northwesterly line of said Lot 1, a distance of 400.71 feet to the Northwest corner thereof;
thence South 00°46'23" East along the West line of said Lot 1, a distance of 370.00 feet to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Lot 2 of Skagit County Short Plat No. 26-86, approved July 10, 1986, recorded July 15, 1986, in Book 7 of Short Plats, page 98, under Auditor's File No. 8607150002, being a portion of the Southwest ¼ of Section 24, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said Lot 2;
thence North 66°46'25" East along the Southeasterly line of said Lot 2, a distance of 400.71 feet to the angle point in the Southeasterly line of said Lot 2 and point of beginning of this description;
thence North 43°48'59" East along the Southeasterly line of said Lot 2, a distance of 479.55 feet to the Westerly right of way line of Wood Road;
thence Northwesterly along said right of way as shown on said Short Plat, a distance of 78.76 feet;
thence South 36°10'33" West, a distance of 521.52 feet to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of Lot 1, of Skagit County Short Plat No. 26-86, approved July 10, 1986, and recorded July 15, 1986, in Volume 7 of Short Plats, page 98, under Auditor's File No. 8607150002, records of Skagit County, Washington, being a portion of the Southwest ¼ of Section 24, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said Lot 1;

EXHIBIT "A"
Legal Description
(continued)

thence South 88°36'21" East along the South line of said Lot 1, a distance of 331.52 feet;
thence North 03°23'48" East, a distance of 537.00 feet to the angle point in the Northwesterly line of said Lot 1;
thence South 66°46'25" West along the Northwesterly line of said Lot 1, a distance of 400.71 feet to the Northwest corner thereof;
thence South 00°46'23" East along the West line of said Lot 1, a distance of 370.00 feet to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

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

In favor of: Olympic Pipe Line Company, a Delaware corporation
 Purpose: Pipe Line
 Recording Date: June 3, 1964
 Recording No.: 651360
 Affects: Parcel A and other property, exact location not given

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

In favor of: Olympic Pipe Line Company
 Purpose: Pipe Line
 Recording Date: August 3, 1966
 Recording No.: 686273
 Affects: Parcels A and B and Other Property, exact location not given

The above easement is the exercise of an option dated November 8, 1963, recorded January 10, 1974 under Auditor's File No. 645263.

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 and Light Company, a Washington corporation
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: March 2, 1989
 Recording No.: 8903020021
 Affects: A portion of said premises and other property

4. 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 Plat No. 26-86:

Recording No: 8607150002

5. Conditions contained in Deeds, including the terms, covenants and provisions thereof

Recording No.: 9108220006
 Recording No.: 9108220007

EXHIBIT "B"Exceptions
(continued)

6. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: July 13, 1992
Recording No.: 9207130045

7. 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 Survey:

Recording No: 9602090025

8. Title Notification and the terms and conditions thereof:

Recording Date: November 8, 2013
Recording No.: 201311080013
Affects: Parcel A

9. 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."

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