

When recorded return to:

Jeremy John Bock and Amanda Kathleen Bock
33145 Lyman Hamilton Highway
Sedro-Woolley, WA 98284

GNW 21-14305

STATUTORY WARRANTY DEED

^{*Jo}
THE GRANTOR(S) Barbara ~~X~~ Trask and Gerrit J. van den Engh, a married couple, 41219 Elysian Lane, Concrete,
WA 98237,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Jeremy John Bock and Amanda Kathleen Bock, husband and wife

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

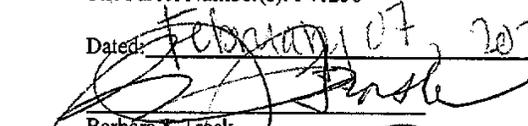
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property I: Section 15, Township 35, Range 6; Ptn. NW NW (aka Lot 1 SP PL-21-
0417)

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): P41236

Dated: February 07, 2022



Barbara ~~X~~ Trask

^{*Jo}
 2/7/2022

Gerrit J. van den Engh

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-489

Feb 10 2022

Amount Paid \$9518.00

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-14305-KH

Page 1 of 5

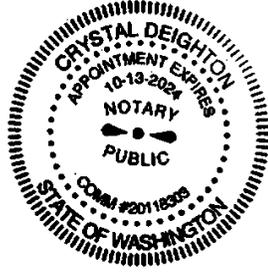
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 07 day of February, 2022 by Barbara J. Trask and Gerrit J. van den Engh.

Crystal Deighton
Signature

Notary
Title

My appointment expires: 10-13-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 33145 Lyman Hamilton Highway, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P41236

Property Description:

Lot 1, Skagit County Short Plat No. PL-21-0417, approved October 19, 2021 and recorded October 17, 2021, under Auditor's File No. 202111170080, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northwest Quarter of Section 15, Township 35 North, Range 6 East of the Willamette Meridian.

Situated in Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 21-14305-KH

Page 3 of 5

EXHIBIT B

21-14305-KH

1. 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. 11-79 recorded March 21, 1979 as Auditor's File No. 7903210005.

2. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS PROPERTY DESIGNATED AGRICULTURAL RESOURCE LANDS BY SKAGIT COUNTY.

Executed By: David G. Ridenhour

Recorded: February 5, 1997

Auditor's No.: 9702050011

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

3. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: David G. Ridenhour

Recorded: April 28, 2003

Auditor's No.: 200304280169

Regarding: Special Flood Hazard Area

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.

4. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resources Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded July 18, 2017 as Auditor's File No. 201707180094 .

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.

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 September 30, 2020, as Auditor's File No. 202009300171.

6. Lot certification, including the terms and conditions thereof, recorded May 11, 2021 & November 17, 2021 as Auditor's File No. 202105110117 & 202111170081. Reference to the record being made for full particulars. The company makes no determination as to its affects.

7. 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 PL-21-0417 recorded November 17, 2021 as Auditor's File No. 202111170080.

8. SAID LANDS HAVE BE RECLASSIFIED FOR TAX PURPOSES, NOTICE OF WHICH IS GIVEN BY INSTRUMENT AS HEREIN SET FORTH. THEY WILL BE SUBJECT TO FURTHER TAXATION AND INTEREST THEREUPON AS PROVIDED BY CHAPTER 84.34 AND 84 R.C.W. UPON WITHDRAWAL FROM SUCH CLASSIFICATION OR CHANGE IN USE.

Reclassified As: Farm and Agricultural

Statutory Warranty Deed
LPB 10-05

Order No.: 21-14305-KH

Page 4 of 5

Recorded: February 5, 1982
Auditor's No.: 8202050014

Due to tax classification shown hereinabove, the Skagit/Island County Assessor requires that a separate "Notice of Continuance" accompany ALL Real Estate Excise Tax Affidavits requesting a continuance, AND that a separate "Check List" accompany ALL affidavits for either continuances or violations.

An "Open Space Farm and Agriculture Verification of Income Form" must accompany ALL Real Estate Excise Tax Affidavits for transfers of "Farm and Agricultural Land" that is less than 20 acres.

A Timber Management Plan may be required to accompany Real Estate Tax Affidavits for transfers of "Timber Land."

If the separate "Notice of Continuance" is not signed, all compensating or additional tax shall be due and payable at the time of sale. The County Assessor must be consulted at least 15 days prior to sale to determine the applicability and amount of any compensating or additional taxes.