

When recorded return to:
Vance E. Sherman and Trenatty Blackwell
21026 Grip Road
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620050706

Escrow No.: 620050706

STATUTORY WARRANTY DEED

THE GRANTOR(S) John A. Eddy and Shawna J. Eddy, 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 Vance E. Sherman and Trenatty Blackwell, husband and wife

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 1/4 NW 1/4 SEC 3-35-4E, W.M.

Tax Parcel Number(s): P35726 / 350403-2-001-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


Affidavit No. 2022-810

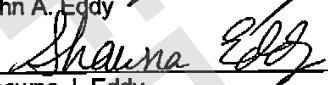
Mar 03 2022

Amount Paid \$8895.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 24, 2022

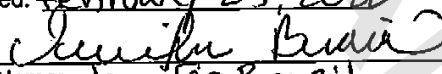


John A. Eddy


Shawna J. Eddy

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that John A. Eddy and Shawna J. Eddy are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 25, 2022


Name: Jennifer Brazil
Notary Public in and for the State of Washington
Residing at: Skagit County
My appointment expires: 7-25-2024



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P35726 / 350403-2-001-0007

THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING EASTERLY OF THE SAMISH RIVER AND LYING NORTHWESTERLY OF THE CENTERLINE OF A CREEK (SOMETIMES KNOWN AS SWEDE CREEK) THAT RUNS ACROSS THE NORTHWEST PORTION OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 APPROXIMATELY 200 FEET EAST OF THE NORTHWEST CORNER THEREOF AND RUNNING INTO THE SAMISH RIVER.

TOGETHER WITH THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 (GOVERNMENT LOT 4) OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 4 EAST, W. M., LYING SOUTH OF THE COUNTY ROAD AND EASTERLY OF THE SAMISH RIVER.

EXCEPT THAT PORTION, IF ANY, INCLUDED IN THAT DEED RECORDED ON JUNE 11, 1996, UNDER AUDITOR'S FILE NO. 9606110055.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Title Notification Special Flood Hazard Area and the terms and conditions thereof:

Recording Date: January 19, 2022
Recording No.: 202201190078

2. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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