

When recorded return to:
David K. Farnsworth and Tressa G. Farnsworth
4110 Apache Dr
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2022-1082
Mar 18 2022
Amount Paid \$6885.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620050739

Escrow No.: 620050739

STATUTORY WARRANTY DEED

THE GRANTOR(S) James E. Steen, an unmarried individual

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to David K. Farnsworth and Tressa G. Farnsworth, a married couple

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.)

LTS 1 THROUGH 5, INCLUSIVE AND LTS 17 THROUGH 22, INCLUSIVE IN BLK 2,
"HAMSTROM'S ADDITION TO GRASSMERE" AKA TRACT E, BLA. REC. NO. 200910210063

Tax Parcel Number(s): P71044 / 4067-002-022-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 17, 2022

James E. Steen
James E. Steen

State of Washington
County of Skaagit

This record was acknowledged before me on 3-18-2022 by James E. Steen.

Jennifer Brazil
(Signature of notary public)

Notary Public in and for the State of Washington
Residing at: Skaagit County
My commission expires: 7-25-2024

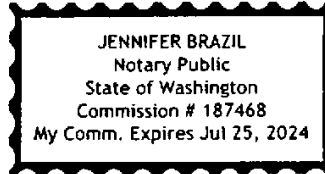


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P71044 / 4067-002-022-0002

LOTS 1 THROUGH 5, INCLUSIVE AND LOTS 17 THROUGH 22, INCLUSIVE IN BLOCK 2, "HAMSTROM'S ADDITION TO GRASSMERE", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 82, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF ALLEY LYING NORTH OF THE SOUTH LINE OF LOTS 1 THROUGH 4 AND 19 THROUGH 22 EXTENDED WESTERLY AND EASTERLY, BLOCK 2 OF SAID "HAMSTROM'S ADDITION TO GRASSMERE" AS CONVEYED BY ORDER VACATING PART OF ALLEY BY SKAGIT COUNTY RESOLUTION NO. 3196 VACATED MAY 21, 1922;

AND TOGETHER WITH THAT PORTION OF ALLEY LYING BETWEEN THE EASTERLY EXTENSIONS OF THE NORTH AND SOUTH LINES OF LOT 18, BLOCK 2 OF SAID "HAMSTROM'S ADDITION TO GRASSMERE", WHICH REVERTED BY OPERATION OF LAW AS PER SKAGIT COUNTY COMMISSIONERS FINAL ORDER TO VACATE RESOLUTION NO. R20090337 BY THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200909300105, RECORDS OF SKAGIT COUNTY, WASHINGTON;

AND TOGETHER WITH THE PORTION OF THE WEST HALF OF SECOND STREET LYING BETWEEN THE EASTERLY EXTENSIONS OF THE NORTH LINE OF LOTS 1 AND THE SOUTH LINE OF LOT 4, BLOCK 2, "HAMSTROM'S ADDITION TO GRASSMERE", WHICH REVERTED BY OPERATION OF LAW AS PER SKAGIT COUNTY COMMISSIONERS FINAL ORDER TO VACATE RESOLUTION NO. R20090337 BY THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200909300105, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY BY RIGHT OF WAY DEED DATED DECEMBER 6, 1993 AND RECORDED MARCH 31, 1994 UNDER AUDITOR'S FILE NO. 9403310027, RECORDS OF SKAGIT COUNTY, WASHINGTON;

(ALSO KNOWN AS TRACT E OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200910210063).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Public or private easements, if any, over vacated portion of said premises.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Board of County Commissioners
Purpose: For all existing and future utilities, including extensions and improvements thereto, and recognition of any franchises of record
Recording Date: September 30, 2009
Recording No.: 200909300105
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Estate of W. B. McDaniel Boundary Line Adjustment Survey:

Recording No: 200910210063
4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: October 21, 2009
Recording No.: 200910210063

Shed by approximately 2 feet onto the Southeasterly corner of Lot 17, two sheds by approximately 4.5 feet and 3.5 feet respectively onto the Southerly portion of Lot 5, a house by approximately 4.3 feet onto the Southerly portion of Lot 5 and the location of First Street as shown over the Northwesterly corner of Lot 22.
5. Plat Lot of Record Certification, and the terms and conditions thereof:

Recording Date: April 27, 2010
Recording No.: 201004270091
6. City, county or local improvement district assessments, if any.
7. 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

EXHIBIT "B"**Exceptions
(continued)**

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."