

When recorded return to:
Andrew A. Vallee and Andrea Vallee
14032 Gilmore Avenue
Bow, WA 98232

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Chicago Title Company
620050682

Escrow No.: 620050682

STATUTORY WARRANTY DEED

THE GRANTOR(S) David R. Hall and Catherine A. Hall, 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 A. Vallee and Andrea Vallee, 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.)

Ptn. SW SW, 33-36-3E, W.M.

Tax Parcel Number(s): P48562 / 360333-0-029-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221227

Mar 29 2022

Amount Paid \$19685.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 24, 2022

David R. Hall
David R. Hall

Catherine A. Hall
Catherine A. Hall

State of Washington
County of Snohomish

This record was acknowledged before me on March 28, 2022 by David R. Hall and Catherine A. Hall.

Alysia Hudson
(Signature of notary public)

Notary Public in and for the State of Washington
Residing at: Arlington
My commission expires: 03.01.2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P48562 / 360333-0-029-0003

That portion of Government Lot 4, Section 33, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the point of an intersection of the South line of Gilmore Avenue, as shown in "EDISON HALLER'S ADDITIONS," according to the recorded plat thereof in the office of the Auditor of Skagit County, Washington, in Volume 2 of Plats, page 87, with the East line of the County Road along the West line of the section;
thence South along the East line of the County road 170 feet;
thence East 310 feet;
thence North 80 feet;
thence West 105 feet;
thence North 90 feet to the South line of Gilmore Avenue and a point which is 205 feet East of the point of beginning;
thence West 205 feet to the place of beginning.

EXCEPT ditch rights of way.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

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

Granted to:	Skagit County
Purpose:	Sewer
Recording Date:	July 2, 1997
Recording No.:	9707020082

2. Title Notification - Special Flood Hazard Area, including the terms, covenants and provisions thereof

Recording Date:	June 3, 2004
Recording No.:	200406030024

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.