

When recorded return to:

Patricia Lynn Hamilton
7177 Washington 9
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221522

Apr 13 2022

Amount Paid \$3685.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 22-15296-TW

THE GRANTOR(S) Scott M. Steele and Jennifer L. Steele, a married couple, 2222 Victor Street, Bellingham, WA 98225,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Patricia Lynn Hamilton, a married woman, as her separate estate

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

LOT 1, PLAT OF CANDICE WIDMYER, RECORDED IN VOLUME 16 OF PLATS, PAGES 212 THROUGH 213, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH AN UNDIVIDED 1/8 INTEREST IN TRACT A OF SAID PLAT FOR ROAD PURPOSES (CANDICE LANE).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated legal description: Lot 1, Candice Widmyer

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 "A" attached hereto

Tax Parcel Number(s): P112886 / 4709-000-001-0000

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15296-TW

Page 1 of 3

Dated: 4/12/22

Scott Steele

Jennifer SteeleSTATE OF WASHINGTON
COUNTY OF WHATCOMThis record was acknowledged before me on 12th day of April, 2022 by Scott Steele and Jennifer Steele.

SignatureNotary

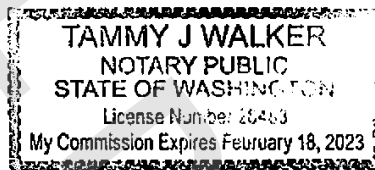
TitleMy appointment expires: 2/18/23

EXHIBIT A

22-15296-TW

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 Plat of Candice Widmyer recorded February 3, 1998 as Auditor's File No. 9802030053.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

2. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Willard M. Hendrickson and Ida M. Hendrickson, recorded February 3, 1998 as Auditor's File No. 9802030054.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

3. Easement, affecting a portion of subject property for the purpose of Ingress, egress and utilities including terms and provisions thereof granted to Puget Sound Power and Light Company, Continental and General Telephone Companies, P.U.D. and any and all successors thereof recorded February 14, 1996 as Auditor's File No. 9602140126

4. Terms and conditions of Skagit County Variance VA970051 for road construction, recorded April 11, 1997 as Auditor's File No. 9704110019.

5. Terms and conditions of Trail Permit, recorded September 12, 1997 as Auditor's File No. 1970901620.

6. Any question as to rights of access and/or utilities that may be raised by reason of the subject plat being served by means of an easement across property, which lies within Whatcom County, State of Washington.

7. Terms and Conditions of Notice of Approval of Application for Classification as Farm and Agriculture Land, recorded March 13, 1998 as Auditor's File No. 9803130039.

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.

Terms and conditions of Notice of Removal of Current Use Classification and Additional Tax Calculations - Chapter 84.34 RCW, recorded May 3, 2012 as Auditor's File No. 201205030064.

8. 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 recreation rights which limit or prohibit use of the land or water.

Statutory Warranty Deed
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Page 3 of 3