

When recorded return to:

Cody E. Pritchard and Jessica N. Bird
18919 Northeast 146th Way
Woodinville, WA 98072

GNW 22-15012

STATUTORY WARRANTY DEED

THE GRANTOR(S) Justice Somers Hyland , who took title as his separate estate and Shannon Christensen, a married couple, _____,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Cody E. Pritchard and Jessica N. Bird, a married couple

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 1:

Ptn. Gov. Lot 3, Section 11, Township 35 North, Range 1 East (including Tract A, SP 10-78)

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): P31245/350111-0-003-0101; P31248/350111-0-003-0408

Dated: May 11, 2022

Justice S. Hyland
Shannon Christensen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20221991
May 13 2022
Amount Paid \$23133.22
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 11 day of May, 2022 by Justice S. Hyland and Shannon Christensen.

Michele Carney
Signature

Notary
Title

My appointment expires: May 25, 2022



UNOFFICIAL DOCUMENT

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 7556 West Shore Drive, Anacortes, WA 98221

Tax Parcel Number(s): P31245/3521140-003-0101 ; P31248/3521140-003-0408

Property Description:

Parcel A:

Tract A, Short Plat No. 10-78, approved March 2, 1978, and recorded in Volume 2 of Short Plats, page 196, Auditor's File No. 874744, records of Skagit County, Washington; being a portion of Government Lot 3, Section 11, Township 35 North, Range 1 East, W.M.

Parcel B:

That portion of the North 330 feet of Government Lot 3, Section 11, Township 35 North, Range 1 East, W.M., lying West of said Tract "A", SHORT PLAT NO. 10-78, approved March 2, 1978 and recorded in Volume 2 of Short Plats, page 196, under Auditor's File No. 874744, records of Skagit County, Washington, lying Easterly of the following described line:

BEGINNING at the Southeast corner of Government Lot 4 (South 1/4 corner) of said Section 11, Township 35 North, Range 1 East, W.M., as shown on the face of Skagit County Short Plat No. 26-89, approved October 16, 1989 and recorded December 11, 1989 under Skagit County Auditor's File No. 8912110014; thence North 0°06'15" West along the East line of said Government Lot 4 for a distance of 1,321.84 feet, more or less, to the Northeast corner thereof; thence North 88°53'03" West along the North line of said Government Lot 4, also being the South line of Government Lot 3 of said Section 11, for a distance of 880.68 feet to the Northwest corner of Lot C of said Short Plat No. 26-89 and being the TRUE POINT OF BEGINNING of said line description. Thence North 43°37'05" West for a distance of 68.33 feet; Thence North 14°40'54" West for a distance of 629.80 feet; Thence North 8°11'51" West for a distance of 681.24 feet, more or less, to the North line of said Government Lot 3, at a point bearing North 88°37'43" West a distance of 1,182.34 feet from the Northeast corner thereof, as said Northeast corner is shown on Short Plat No. 10-78, approved March 2, 1978 and recorded March 3, 1978 under Skagit County Auditor's File No. 874744 and being the terminus of said line.

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EXHIBIT B

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10. RESERVATION CONTAINED IN DEED:

Executed by: John F. Hoenselarr and Barbara C. Hoenselarr, husband and wife

Recorded: May 11, 1978

Auditor's No.: 879775

Affects: Parcel A

Including, but not limited to:

Utilities shall be placed entirely underground.

A transformer for electrical utility purposes shall be located on the North line of the above described property.

The property hereinabove described shall not be subdivided so that any portion thereof is less than 2 ½ acres.

No trailers or mobile homes shall be utilized for residence purposes upon the premises; provided, that a trailer may be used as a temporary residence during the actual construction of a permanent residence for up to but not exceeding a two year period.

11. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. 10-78

Recorded: March 3, 1978

Auditor's No.: 874744

12. RESERVATION CONTAINED IN DEED AND PROVISIONS REGARDING BOUNDARY LINE ADJUSTMENT:

Executed by: John F. Hoenselarr and Barbara C. Hoenselarr, husband and wife

Recorded: September 25, 1984

Auditor's No.: 8409250034

Affects: Parcel B

Including, but not limited to:

Utilities shall be placed entirely underground.

A transformer for electrical utility purposes shall be located on the North line of the above described property.

The property hereinabove described shall not be subdivided so that any portion thereof is less than 2 ½ acres.

No trailers or mobile homes shall be utilized for residence purposes upon the premises; provided, that a trailer may be used as a temporary residence during the actual construction of a permanent residence for up to but not exceeding a two year period.

The above described property will be combined or aggregated with contiguous property owned by the purchasers. This boundary adjustment is not for the purpose of creating an additional building lot.

13. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Recorded: September 14, 1994

Auditor's No.: 9409140035

14. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Jeffrey M. Winston and Sarah H. Winston, husband and wife; Robert T. Winston and Linda R. Winston, husband and wife

And: Ansel Hyland and Rebecca Hyland, husband and wife

Dated: September 12, 1994

Recorded: September 14, 1994

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Auditor's No.: 9409140036
Regarding: Well use, repair and maintenance

15. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit Land Trust (Land Trust)

And: Ansel Hyland (Hyland)

Dated: February 12, 2018

Recorded: February 14, 2018

Auditor's No.: 201802140130

Regarding: Boundary Line Agreement

16. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey

Recorded: March 29, 2018

Auditor's No.: 201803290078

17. Payment of the real estate excise tax, if required.

CAUTION: Effective since 1/1/2020 Washington has invoked a graduated excise tax rate for sales on most properties, although a flat rate applies to properties formally classified and specially valued as timberland or agricultural land on the day of closing.

The rate of real estate excise tax to a sale on or after 1/1/2020 for properties which are not formally classified and specially valued as timberland or agricultural land is:

State portion: 1.10% on any portion of the sales price of \$500,000 or less;
1.28% on any portion of the sales price above \$500,000, up to \$1,500,000;
2.75% on any portion of the sales price above \$1,500,000, up to \$3,000,000;
3.00% on any portion of the sales price above \$3,000,000;

Local portion: 0.50% on the entire sales price.

An additional \$5.00 State Technology Fee must be included in all excise tax payments.

If the transaction is exempt, an additional \$5.00 Affidavit Processing Fee is required.

Any conveyance document must be accompanied by the official Washington State Excise Tax Affidavit. The applicable excise tax must be paid and the affidavit approved at the time of the recording of the conveyance documents. (NOTE: Real Estate Excise Tax Affidavits must be printed as legal size forms).

18. General Taxes

Year: 2022

Amount Billed: \$1,484.16

Amount Paid: \$0.00

Tax Account No.: P31245/350111-0-003-0101

Said taxes will not become delinquent if first half is paid on or before April 30th. Last half taxes are due on or before October 31st.

19. General Taxes Year: 2022

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Amount Billed: \$5,572.76

Amount Paid: \$0.00

Tax Account No.: P31248/350111-0-003-0408

Said taxes will not become delinquent if first half is paid on or before April 30th. Last half taxes are due on or before October 31st.

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