

When recorded return to:

Marcus Lum
PO Box 1683
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620051309

Escrow No.: 620051309

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey W. Sheets, a married man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Marcus Lum, an unmarried person

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 OF W 1/2 OF TRACT "C", SP NO. MV-32-76; PTN NW 1/4 NW 1/4 OF 17-34-4

Tax Parcel Number(s): P25916 / 340417-2-007-0105

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222031

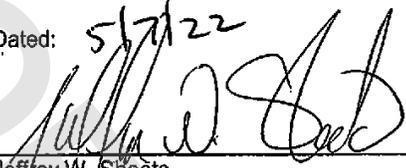
May 16 2022

Amount Paid \$5605.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: 5/7/22


Jeffrey W. Sheets

State of CALIFORNIA
County of SANTA CRUZ
This record was acknowledged before me on 05-07-2022 by Jeffrey W. Sheets.



(Signature of notary public)

Notary Public in and for the State of CALIFORNIA
Residing at: SANTA CRUZ
My commission expires: MAY-07-2022

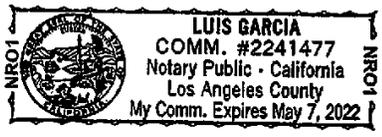


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P25916 / 340417-2-007-0105

THE WEST 1/2 OF TRACT "C", (AS MEASURED ALONG THE NORTHERLY AND SOUTHERLY LINES OF SAID TRACT "C") SHORT PLAT NO. MV-32-76, APPROVED OCTOBER 22, 1976, FILED AND RECORDED OCTOBER 22, 1976, IN VOLUME 1 OF SHORT PLATS, PAGE 188, UNDER AUDITOR'S FILE NO. 844811, BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE WEST 12.00 FEET OF THE EAST 1/2 OF TRACT "C" OF SAID SHORT PLAT.

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR COMMUNITY DRIVEWAY 16.00 FEET IN WIDTH, THE CENTERLINE OF WHICH DRIVEWAY BEING THE SOUTH LINE OF TRACT "B" OF SAID SHORT PLAT MV-32-76, AND THE EASTERLY TERMINUS OF SAID DRIVEWAY BEING THE WEST LINE OF THE EAST 12.00 FEET OF SAID WEST 1/2 OF SAID TRACT "C" OF SAID SHORT PLAT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, 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 Short Plat No. MV-32-76:

Recording No: 844811

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

Grantee: Puget Sound Power & Light Company
 Dated: August 27, 1924
 Recorded: August 28, 1924
 Auditor's No: 176764, Volume 133, page 453
 Purpose: Transmission lines

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

Grantee: Public Utility District No. 1 of Skagit County
 Dated: November 9, 1954
 Recorded: November 9, 1954
 Auditor's No: 508988
 Purpose: Water pipeline

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

Grantee: Lale A. Johnson and Keith S. Johnson
 Dated: July 12, 1979
 Recorded: July 23, 1979
 Auditor's No: 7907230088 and 7907230089
 Purpose: Ingress, egress and utilities

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

Grantee: Simplified Exchange Accounting Systems, Inc., a Washington Corporation
 Dated: April 4, 1994

EXHIBIT "B"Exceptions
(continued)

Recorded: April 5, 1994
Auditor's No: 9404050029
Purpose: Ingress, egress and utilities and sewer line and maintenance thereof

6. 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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by Mt Vernon.
9. City, county or local improvement district assessments, if any.