

When recorded return to:

Dennis T. Immel and Sharon N. Immel
29691 East Elk Run Drive
Sedro-Woolley, WA 98284

GNW 22-15218

STATUTORY WARRANTY DEED

THE GRANTOR(S) David James Devries, II and Jessica Devries, who took title as Jessica Noblet, husband and wife, 2515 East Fir Street, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Dennis T. Immel and Sharon N. Immel, husband and wife

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:
Section 12, Township 35 North, Range 5 East; Ptn. NW NE

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): P38895

Dated: May 18, 2022

David James De Vries, II

Jessica De Vries

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222051

May 18 2022

Amount Paid \$16851.60

Skagit County Treasurer

By Lena Thompson Deputy

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STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 18 day of May, 2022 by David James De Vries, II and Jessica De Vries.

[Signature]

Signature

Notary

Title

My appointment expires: 10-13-2024



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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 29691 East Elk Run Drive, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P38895

Property Description:

The East Half of the Northwest Quarter of the Northeast Quarter of Section 12, Township 35 North, Range 5 East of the Willamette Meridian;

(Also known as Tract 36 of that certain Survey recorded in Volume 9 of Surveys, page 51, under Auditor's File No. 8910230031, records of Skagit County, Washington);

Situate in Skagit County, Washington

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EXHIBIT B

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10. Reservations, provisions and/or exceptions contained in instrument executed by Will B. Ellis, Treasurer of Skagit County, recorded February 24, 1943 as Auditor's File No. 359932.

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.

11. Easement, affecting a portion of subject property for the purpose of Ingress, egress and utilities including terms and provisions thereof granted to Nortep, a Washington General Partnership recorded September 11, 1991 as Auditor's File No. 9109110067

12. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin, recorded February 21, 1989 as Auditor's File No. 8902210090.

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.

13. Said instrument was modified by instrument recorded October 23, 1989 and April 16, 2002, under Auditor's File No. 8910230016 and 200204160016.

14. Title notification that the subject property is adjacent to property designated Designated Natural Resource Lands lands by Skagit county executed by Jeffrey Brownrigg dated May 3, 2010, recorded May 3, 2010 as Auditor's File No. 201005030066. Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

15. Terms and conditions of Accessory Dwelling Unit, recorded July 30, 2015 as Auditor's File No. 201507300004.

16. Terms and conditions of Skagit county Right to Manage Natural Resource Lands Disclosure, recorded January 20, 2017 as Auditor's File No. 201701200092.

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