

When recorded return to:
Michael Bird
3926 167th St NW
Stanwood, WA 98292

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620051042

Escrow No.: 620051042

STATUTORY WARRANTY DEED

THE GRANTOR(S) William D. Crawford and Diane J. Crawford, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration, I.R.C. Section 1031 Tax-Deferred Exchange in hand paid, conveys, and warrants to Michael Bird, a married person as his separate property

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.)

Lot(s): 1, Revised Short Plat No. 91-036 in SE, 12-34-1E, W.M.

Tax Parcel Number(s): P19234 / 340112-4-016-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

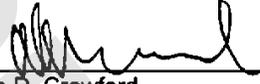
Affidavit No. 20222106

May 20 2022

Amount Paid \$31655.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 11, 2022



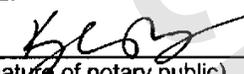
William D. Crawford



Diane J. Crawford

State of WA
County of Skagit

This record was acknowledged before me on 5-12-22 by William D. Crawford and Diane J. Crawford.



(Signature of notary public)

Notary Public in and for the State of WA
Residing at: Skagit
My commission expires: 9-11-23

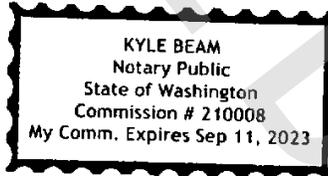


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P19234 / 340112-4-016-0000

Those portions of Lots 1 and 2 Skagit County Short Plat Number 91-036, approved January 21, 1992 and recorded January 30, 1992 in Volume 10 of Short Plats, Page 48 under Auditor's File Number 9201300011, being a portion of Government Lot 5, Section 12., Township 34 North, Range 1 East, W.M., lying Easterly of the following described line:

Commencing at the Northeast corner of said Lot 1, Skagit County Short Plat Number 91-036; thence North 88° 19' 01" West, 155.05 feet along the North line of said Lot 1, also being the South right-of-way margin of Campbell Lake Road, to the true point of beginning of said line descriptions; thence South 0° 17' 19" West, 629.63 feet, parallel with the East line of said Lot 1, to an East-West line common to said Lots 1 and 2; thence South 89° 42' 28" East, 24.50 feet along said common line; thence South 0° 17' 19" West, 390.0 feet, more or less, to the shoreline of Lake Campbell and the terminus of said line.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Agreement regarding Mound Fill System Installation, including the terms, covenants and provisions thereof
Recording Date: September 29, 1988
Recording No.: 8809290048
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Underground electric transmission and/or distribution system
Recording Date: December 14, 1988
Recording No.: 8812140061
3. 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 recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
4. 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 Survey for Short Plat No. 62-81:
Recording No: 8202180061
5. Agreement for Alternative Sewage System Installations, including the terms, covenants and provisions thereof
Recording Date: January 17, 1992
Recording No.: 9201170095
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, 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. 91-036:

EXHIBIT "B"

Exceptions
(continued)

Recording No: 9201300011

Revised by Recording No. 200105080106

7. Findings of Fact Entry of Order No. SL 95-0025, including the terms, covenants and provisions thereof

Recording Date: April 24, 1998
Recording No.: 9804240011
8. Protected Critical Area Site Plan, including the terms, covenants and provisions thereof

Recording Date: July 14, 2000
Recording No.: 200007140001
9. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording No.: 200105080101
Recording No.: 200105080102
10. Declaration of Covenants and Easements, including the terms, covenants and provisions thereof

Recording Date: July 15, 2004
Recording No.: 200407150147
11. City, county or local improvement district assessments, if any.