

When recorded return to:

Shawn Leo Smith and Jenea Rose Smith
23583 Fremali Lane
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620051432

CHICAGO TITLE

620051432

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jimmy R. Maynard and Doris J Jenkins, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Shawn Leo Smith and Jenea Rose Smith, a married couple

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.)

TRACT 26 AND PTN. 27, 5-ACRE PARCEL SUBDIVISION NO. 522-81 ENTITLED FREMALI'S
COUNTRY ESTATES PHASE II

Tax Parcel Number(s): P17791 / 330434-2-006-0304

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222206

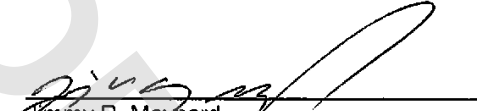
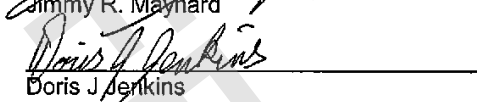
May 27 2022

Amount Paid \$10141.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: May 23, 2022


Jimmy R. Maynard

Doris J. Jenkins

State of Washington
County of SKagit

This record was acknowledged before me on May 24, 2022 by Jimmy R. Maynard and Doris J. Jenkins.


(Signature of notary public)

Notary Public in and for the State of Washington
Residing at: Arington
My commission expires: 03.01.2024

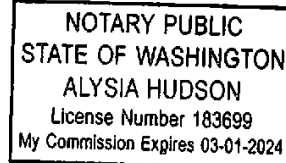


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P17791 / 330434-2-006-0304

PARCEL A:

TRACT 26, 5-ACRE PARCEL SUBDIVISION NO. 522-81, ENTITLED FREMALI'S COUNTRY ESTATES PHASE II, APPROVED NOVEMBER 11, 1982, AND RECORDED NOVEMBER 24, 1982, IN VOLUME 6 OF SHORT PLATS, PAGES 35 AND 36, UNDER AUDITOR'S FILE NO. 8211240002, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

TOGETHER WITH THAT PORTION OF LOT 27 OF THE ABOVE REFERENCED FIVE ACRE SUBDIVISION AS ESTABLISHED BY QUIET TITLE ACTION FILED UNDER SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 14-2-00977-4 DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF THE LOT LINE BETWEEN SAID LOTS 26 AND 27 OF THE ABOVE REFERENCED FIVE ACRE SUBDIVISION;

THENCE NORTH 40° 54' 20" EAST ALONG THE NORTHERLY LINE OF SAID LOT LINE A DISTANCE OF 103.00 FEET;

THENCE NORTH 53° 21' 39" EAST A DISTANCE OF 29.70 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 29° 35' 55" EAST A DISTANCE OF 11.60 FEET;

THENCE NORTH 76° 51' 55" EAST A DISTANCE OF 16.88 FEET;

THENCE NORTH 64° 24' 29" EAST A DISTANCE OF 54.69 FEET;

THENCE NORTH 74° 12' 45" EAST A DISTANCE OF 60.34 FEET;

THENCE NORTH 72° 26' 52" EAST A DISTANCE OF 73.80 FEET;

THENCE NORTH 59° 32' 17" EAST A DISTANCE OF 28.16 FEET;

THENCE NORTH 12° 30' 48" WEST A DISTANCE OF 22.29 FEET;

THENCE NORTH 19° 29' 27" WEST A DISTANCE OF 26.65 FEET;

THENCE NORTH 21° 04' 37" EAST A DISTANCE OF 15.93 FEET;

THENCE NORTH 57° 06' 53" EAST A DISTANCE OF 45.22 FEET;

THENCE NORTH 25° 13' 12" EAST A DISTANCE OF 14.02 FEET;

THENCE NORTH 11° 57' 06" WEST A DISTANCE OF 27.69 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 27;

THENCE SOUTH 53° 21' 39" WEST ALONG SAID LINE A DISTANCE OF 329.10 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THAT CERTAIN PRIVATE ROAD, PRIMARILY 60 FEET IN WIDTH, AS DELINEATED ON THE FACE OF 5-ACRE PARCEL SUBDIVISION NO. 522-81, RECORDED IN VOLUME 6 OF SHORT PLATS, PAGES 35 AND 36, AND ALSO OVER AND ACROSS THAT CERTAIN PRIVATE ROAD AS DELINEATED ON THE FACE OF 5-ACRE PARCEL SUBDIVISION NO. 501-80, RECORDED IN VOLUME 4 OF SHORT PLATS, PAGES 179 AND 180, UNDER AUDITOR'S FILE NO. 8009250045, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID ROAD BEING DESIGNATED AS TRACT A, AND AS FREMALI LANE ON THE FACE OF SAID 5-ACRE SUBDIVISION MAPS NOS. 501-80 AND 522-81.

EXHIBIT "A"
Legal Description
(continued)

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 5 ACRE PARCEL SUBDIVISION NO. 522-21 entitled FREMALI'S COUNTRY ESTATES PHASE II:

Recording No: 8211240002

2. 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 SKAGIT COUNTY SHORT PLAT NO. 501-89:

Recording No: 8009250045

3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recorded: January 29, 1982

Recording No.: 8201290034, records of Skagit County, Washington

Executed By: J. F. Lisiecki and Marlis Lisiecki, husband and wife

AMENDED by instrument(s):

Recorded: June 16, 1986

Recording No.: 8606160001, records of Skagit County, Washington

4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recorded: March 3, 1983

Recording No.: 8303030034, records of Skagit County, Washington

Executed By: Fremali Corporation

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: March 3, 1983 and January 29, 1982

EXHIBIT "B"Exceptions
(continued)

Recording No.: 8303030034
 Recording No.: 8201290034
 records of Skagit County, Washington
 Imposed By: Fremali Corporation

6. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
 Recorded: August 15, 1989
 Recording No.: 8908150074, records of Skagit County, Washington
 Executed By: Fremali Corporation, a Washington corporation
 As Follows: Seller and/or assigns will retain one-quarter of all mineral rights

7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: December 6, 2013
 Recording No.: 201312060018
 Matters shown: Encroachment of a trailer onto property to the Southeast by approximately 11.19 feet, encroachment of shed onto property to the Southeast by approximately 5.97 feet, encroachment of a building onto property to the Southeast by approximately 30.73 feet, encroachment of a house onto property to the Southeast by approximately 9.55 feet, encroachment of a shed onto property to the Southeast by approximately 76.48 feet, and encroachment of a fence onto property to the Southeast by approximately 4.30 feet.

8. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: December 9, 2013
 Recording No.: 201312090123
 Matters shown: Encroachment of a trailer onto property to the Southeast by approximately 11.3 feet, encroachment of shed onto property to the Southeast by approximately 6.1 feet, encroachment of a shed onto property to the Southeast by approximately 30.8 feet, encroachment of a house onto property to the Southeast by approximately 9.5 feet, encroachment of a shed onto property to the Southeast by approximately 70.0 feet, and encroachment of a fence onto property to the Southeast by approximately 6.9 feet.

9. 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:

EXHIBIT "B"

Exceptions
(continued)

Recording No: 201708230086

10. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording No.: 201809130064

Recording No.: 202004030040

11. Findings of Fact, Conclusions of Law and Judgment in Skagit County Superior Court Cause No. 14-2-00977-4 , including the terms, covenants and provisions thereof

Recording Date: September 13, 2018

Recording No.: 201809130064

12. City, county or local improvement district assessments, if any.