

When recorded return to:  
Kendall Shawn Powers  
2709 Old Hwy 99 North Road  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

**CHICAGO TITLE COMPANY**  
**620051444**

Escrow No.: 245450713

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Chuck Wagoner and Lori Wagoner, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable  
consideration  
in hand paid, conveys, and warrants to Kendall Shawn Powers, a single man  
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 3, Short Plat No. 94-013 in SW 17-36N-4E, W. M.

Tax Parcel Number(s): P107772 / 360417-3-003-0200

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX


Affidavit No. 20222228

May 31 2022

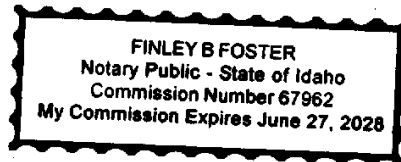
Amount Paid \$8005.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 18, 2022

  
\_\_\_\_\_  
Chuck Wagoner  
\_\_\_\_\_  
Lori WagonerState of ~~WASHINGTON~~ <sup>Idaho</sup>  
County of ~~SKAGIT~~ <sup>Bonner</sup>

I certify that I know or have satisfactory evidence that Chuck Wagoner and Lori Wagoner are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/25/22  
\_\_\_\_\_  
Name: Finley B. FosterNotary Public in and for the State of IdahoResiding at: Hope, IDMy appointment expires: 6/27/28

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID: P107772 / 360417-3-003-0200

Tract 3 of Skagit County Short Plat No. 94-013, approved May 26, 1994, and recorded May 26, 1994, under Auditor's File No. 9405260001, in Volume 11 of Short Plats, page 76, records of Skagit County, Washington, and as amended by Amended Short Plat No. 94-013, approved August 10, 1994, recorded August 16, 1994, under Auditor's File No. 9408160004, in Volume 11 of Short Plats, page 98, records of Skagit County, Washington, being a portion of the North 1/2 of the Southwest 1/4 of Section 17, Township 36 North, Range 4 East, W. M.

Together with a non-exclusive easement for ingress, egress, and utilities over, under and across that certain easement area delineated on the face of said Short Plat. Said easement running along the Southerly boundary of Lots 1 and 2 of said Short Plat No. 94-013.

Situate in the County of Skagit, State of Washington.

### Exceptions

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. 94-13:

Recording No. 9405260001

Amended by Recording No. 9408160004