

When recorded return to:

Danielle S. Kaaland and Andrew B. Honor
8301 Stein Road
Custer, WA 98240

GNW 22-15914

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kurt Anderson, as his separate estate, 23309 121st Avenue Northeast, Arlington, WA 98223,
for and in consideration of **ten dollars and other valuable consideration**
in hand paid, conveys, and warrants to Danielle S. Kaaland, a single woman and Andrew B. Honor, a single man
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 16, Township 35 North, Range 5 East; Ptn. SW SW and NW SW

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): P39225 and P39227

Dated: June 24, 2022
Kurt Anderson
Kurt Anderson

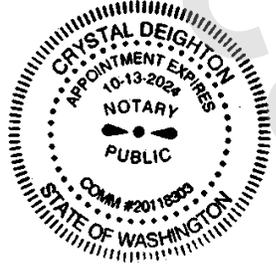
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20222709
Jun 30 2022
Amount Paid \$10240.00
Skagit County Treasurer
By Lena Thompson Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 24 day of June, 2022 by Kurt Anderson.

Crystal Deighton
Signature: _____
Notary
Title

My appointment expires: 10-13-2024



Statutory Warranty Deed
LPB 10-05

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 26004 Minkler Road, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P39225 and P39227

Property Description:

PARCEL A:

The Northwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 16, Township 35 North, Range 5 East of the Willamette Meridian;

EXCEPT State Highway right-of-way, as it existed on March 17, 1976.

PARCEL B:

That portion of the West Half of the Northwest Quarter of the Southwest Quarter of Section 16, Township 35 North, Range 5 East of the Willamette Meridian, lying Southerly of the state highway, as it existed on July 28, 1977;

EXCEPT the East 370 feet thereof.

ALL situated in Skagit County, Washington.

EXHIBIT B

22-15914-KH

10. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded June 30, 1925, as Auditor's File No. 185359.
11. Covenants to bear the cost of maintaining the drainage to ditches beneficial to the premises herein described and agreements to save harmless from damage the premises overwhich the easements were granted as imposed by those certain instruments
 Recorded: July 29, 1911
 Auditor's No.: 85890 and 85891, Volume 87 of Deeds, pages 12 and 13, records of Skagit County Washington
12. Exceptions and reservations contained in Deed whereby the Granter excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
 Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
 From: The State of Washington
 Recorded: March 5, 1915
 Auditor's No.: 106780, records of Skagit County, Washington
 Affects: Parcel A and other property
13. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
 Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
 From: The State of Washington
 Recorded: January 16, 1915
 Auditor's No.: 105787, records of Skagit County, Washington
 Affects: Parcel B and other property
14. Right of way for road known as State Highway, now known as Minkler Road, constructive notice of which is contained in various instruments of record;
 Affects: Northwesterly portions of said Parcels A and B
15. Said lands have been reclassified as Open Space-Farm and Agricultural by Application for classification as Farm and Agricultural Land, recorded January 8, 1974 and September 28, 1977 as Auditor's File No. 795327 and 865627 for tax purposes, notice of which is given by instrument as herein set forth. They will be subject to further taxation and interest thereupon as provided by chapter 84.34 and 84 R.C.W. upon withdrawal from such classification or change in use.

Due to tax classification shown hereinabove, the Skagit/Island County Assessor requires that a separate "Notice of Continuance" accompany ALL Real Estate Excise Tax Affidavits requesting a continuance, AND that a separate "Check List" accompany ALL affidavits for either continuances or violations.

An "Open Space Farm and Agriculture Verification of Income Form" must accompany ALL Real Estate Excise Tax Affidavits for transfers of "Farm and Agricultural Land" that is less than 20 acres.

Statutory Warranty Deed
 LPB 10-05

A Timber Management Plan may be required to accompany Real Estate Tax Affidavits for transfers of "Timber Land."

If the separate "Notice of Continuance" is not signed, all compensating or additional tax shall be due and payable at the time of sale. The County Assessor must be consulted at least 15 days prior to sale to determine the applicability and amount of any compensating or additional taxes.