

When recorded return to:
Juan Andres Canales-Chavez
5664 Smith Road
Bow, WA 98232

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052026

CHICAGO TITLE
620052026

STATUTORY WARRANTY DEED

THE GRANTOR(S) Karen M. Schutte, a married person and Kevin G. Plambeck, an unmarried person, each as their respective separate estates

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Juan Andres Canales-Chavez, an unmarried person and Ryann Elizabeth Probstfield, an unmarried person

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.)

Ptn. Block 3, Pat Smith's Add and Ptn. G.L. 2, 33-36-3E, W.M.

Tax Parcel Number(s): P73012 / 4100-003-001-0004

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222778

Jul 05 2022

Amount Paid \$6725.00

Skagit County Treasurer

By Josie Bear Deputy

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

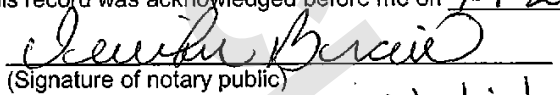
Dated: July 1, 2022



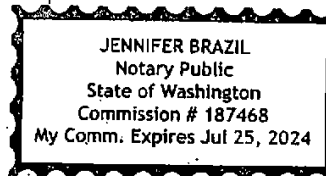
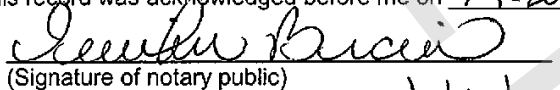
Karen M. Schutte



Kevin G. Plambeck

State of Washington
County of SkagitThis record was acknowledged before me on 7-1-2022 by Karen M. Schutte.

(Signature of notary public)

Notary Public in and for the State of WashingtonMy commission expires: 7-25-2024State of Washington
County of SkagitThis record was acknowledged before me on 7-1-2022 by Kevin G. Plambeck.

(Signature of notary public)

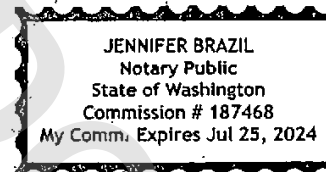
Notary Public in and for the State of WashingtonMy commission expires: 7-25-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P73012 / 4100-003-001-0004

Lot 1, Block 3, "Pat Smith's Addition to Edison Washington", as per plat recorded in Volume 2 of Plats, Page 85, records of Skagit County, Washington.

TOGETHER WITH the vacated North 1/2 of Edison Street and the vacated South 1/2 of alley that attached by operation of law.

ALSO TOGETHER WITH that Portion of Lot 3, Short Plat No. PL05-0612, approved December 2, 2005 and recorded December 5, 2005, under Auditor's File No. 200512050153, being a Portion of Tract 3, Skagit County Short Plat No. 69-79, approved April 7, 1980 and recorded April 10, 1980 under Skagit County Auditor's File No. 8004100002, and also a Portion of "Pat Smith's Addition to Edison, Washington" as per plat recorded in Volume 2 of Plats, Page 85, being more particularly described as follows:

BEGINNING at the Southeast corner of the Northeast 1/4 (East 1/4 corner) of said Section 33, Township 36 North, Range 3 East, W.M. from which the Northeast corner of said Northeast 1/4 bears North 0° 30' 20" East, a distance of 2,652.59 feet;

Thence South 76° 41' 56" West, for a distance of 4,617.56 feet to the Southeast corner of Lot 12, Block 2, said plat of "Pat Smith's Addition to Edison, Washington";

Thence North 13° 16' 18" West along the East line of said Lot 12 and the extension thereof for a distance of 120.0 feet to the centerline of vacated Edison Street;

Thence South 88° 53' 27" West along said centerline of vacated Edison street for a distance of 75.00 feet to the Southerly extension of the West line of Lot 1, Block 3, said plat of "Pat Smith's Addition to Edison, Washington" and being the true point of beginning;

Thence North 13° 16' 18" West along said Westerly line of Lot 1 (or line projected) for a distance of 130.0 feet to the centerline of the vacated alley within said Block 3;

Thence North 88° 53' 27" East along said centerline of the vacated alley for a distance of 66.29 feet, more or less, to the Westerly right-of-way margin of Smith Road as delineated on the face of said Short Plat No. PLO5-0612, being a point on a non-tangent curve;

Thence along the arc of said curve to the left (also being the Westerly margin of said Smith Road), concave to the Southwest, having an initial tangent bearing of North 37° 55' 56" West, a radius of 72.00 feet, through a central angle of 9° 08' 25" an arc distance of 11.49 feet to a point of tangency;

Thence North 47° 04' 21" West, for a distance of 26.71 feet to a point of curvature; thence along the arc of said curve to the right, concave to the Northeast having a radius of 206.00 feet, through a central angle of 6° 54' 02" an arc distance of 24.81 feet to the Easterly projection of a wire fence;

Thence leaving said Westerly margin of Smith Road South 87° 25' 18" West along said wire fence or fence line projected for a distance of 309 feet, more or less, to the Westerly line of said Lot 3, Short Plat No. PLO5-0612, also being the West line of Government Lot 2, said Section 33, Township 36 North, Range 3 East, W.M.;

EXHIBIT "A"Legal Description
(continued)

Thence Southerly along said Westerly line of Government Lot 2 to a point bearing South 88° 53' 27" West from the true point of beginning;

Thence North 88° 53' 27" East, being the projected centerline of vacated Edison Street, to the true point of beginning.

Situated in the County of Skagit, State of Washington.

EXHIBIT "B"

Exceptions

1. Public or private easements, if any, over vacated portion of said premises
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 the Plat of Smith's Addition to Edison, Skagit County, Washington:

Recording No: 1890
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Fred Conn
Purpose: Water lines
Recording Date: March 25, 1949
Recording No.: 429414
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Blanchard-Edison Water Association
Recording Date: June 20, 1957
Recording No.: 552798
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County Drainage District No. 18
Purpose: drainage
Recording Date: September 5, 1968
Recording No.: 717801
6. 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. 69-79:

Recording No: 8004100002

EXHIBIT "B"Exceptions
(continued)

7. 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:
- Recording No: 9701060021
8. 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. PL05-0612:
- Recording No: 200512050153
9. 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.
10. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof
- Recording No.: 202111120129
Recording No.: 202111120130
11. 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:
- Recording No: 202111170116
12. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

EXHIBIT "B"**Exceptions
(continued)**

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

13. Assessments, if any, levied by Blanchard-Edison Water District.
14. City, county or local improvement district assessments, if any.