

When recorded return to:

Frederick Dominguez
8196 Maple Avenue
Lyman, WA 98225

GNW 22-15864

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel E. Cyrus, as his separate estate, ,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Frederick Dominguez, an unmarried person

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 17, Township 35 North, Range 6 East; Ptn. NW (aka Tract A, revised Short Plat No. L-01-93)

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): P103426

Dated: 7-7-22

Daniel E. Cyrus
Daniel E. Cyrus

Charle Cyrus

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20222887
Jul 13 2022
Amount Paid \$5691.40
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Dccd
LPB 10-05

Order No.: 22-15864-TJ

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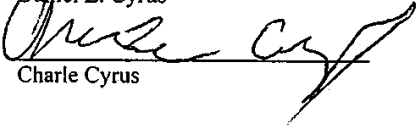
Section 17, Township 35 North, Range 6 East; Ptn. NW (aka Tract A, revised Short Plat No. L-01-93)

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Tax Parcel Number(s): P103426

Dated: 7-8-22

Daniel E. Cyrus


Daniel E. Cyrus

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15864-TJ

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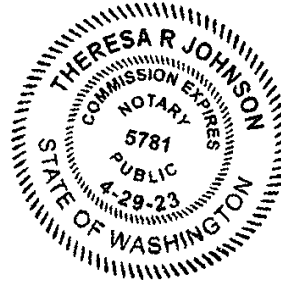
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 7th day of July, 2022 by Daniel E.Cyrus.

Theresa R Johnson
Signature

Notary
Title

My appointment expires: 4-29-23



Statutory Warranty Deed
LPB 10-05

Order No.: 22-15864-TJ

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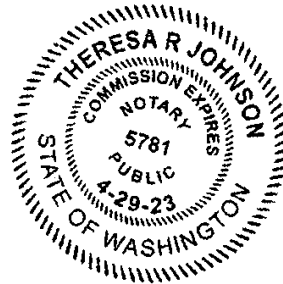
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 8th day of July, 2022 by CharleCyrus.

Theresa R Johnson
Signature

Notary
Title

My appointment expires: 4-29-23



Statutory Warranty Decd
LPB 10-05

Order No.: 22-15864-TJ

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 8196 Maple Avenue, Lyman, WA 98263

Tax Parcel Number(s): P103426

Property Description:

PARCEL A:

Tract A of revised TOWN OF LYMAN SHORT PLAT NO. L-01-93, approved May 10, 1993 and recorded May 11, 1993, in Volume 10 of Short Plats, page 191, under Auditor's File No. 9305110055, records of Skagit County, Washington; being a portion of the East Half of the Northwest Quarter of Section 17, Township 35 North, Range 6 East of the Willamette Meridian;

EXCEPT the North 15 feet as measured along the West line thereof.

Situated in Skagit County, Washington

PARCEL B:

An easement for ingress, egress and utilities, under and across that certain 20-foot wide private road easement as delineated on the face of said Short Plat No. L-01-93.

Situated in Skagit County, Washington

EXHIBIT B

22-15864-TJ

1. 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 March 20, 1962, as Auditor's File No. 619266.
2. Easement, affecting a portion of subject property for the purpose of Ingress and egress including terms and provisions thereof granted to Lee Wiggins and Mildred Wiggins, husband and wife and Ray Houser and Winnifred Houser, husband and wife recorded July 12, 1976 as Auditor's File No. 838866
3. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Revised Town of Lyman Short Plat No. L-01-93 recorded May 11, 1993 as Auditor's File No. 9305110055.
4. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Max W. Sutton and Alice R. Sutton, husband and wife, recorded December 14, 1993 as Auditor's File No. 9312140103.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

5. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded April 1, 2002 as Auditor's File No. 200204010154.
6. Easement, affecting a portion of subject property for the purpose of Ingress, egress and utilities including terms and provisions thereof granted to Joni R. Jordan and Richard D. Jordan, wife and husband recorded December 29, 2009 as Auditor's File No. 200912290113