

When recorded return to:

Jeremy McElwain and Gabriela Camarena-Rocha,
a married couple
22911 Bassett Road
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY
620051895

Escrow No.: 620051895

STATUTORY WARRANTY DEED

/ also known as Ricky E. Pippin

THE GRANTOR(S) Rick Pippin and Cheryl Pippin, 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 Jeremy McElwain and Gabriela Camarena-Rocha, 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.)

Lots 1 and Ptn. 2, Short Plat No. 91-075 in SE 11-35-4E, W.M.

Tax Parcel Number(s): P101550 / 350411-4-007-0400

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223135


Jul 29 2022

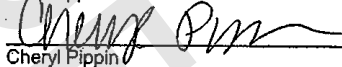
Amount Paid \$10141.00

Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 14, 2022

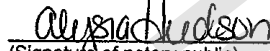


Rick Pippin


Cheryl Pippin

State of Washington
County of Snohomish

This record was acknowledged before me on 07-14-2022 by Rick Pippin and Cheryl Pippin.



(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 03-01-2024

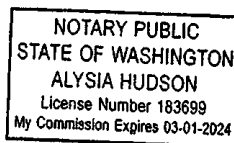


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P101550 / 350411-4-007-0400

PARCEL A:

LOT 1, SKAGIT COUNTY SHORT PLAT NO. SPT 91-075, APPROVED JULY 1, 1992, AND RECORDED JULY 8, 1992, IN VOLUME 10 OF SHORT PLATS, PAGE 97, UNDER AUDITOR'S FILE NO. 9207080017, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;

PARCEL B:

THAT PORTION OF LOT 2, SKAGIT COUNTY SHORT PLAT NO. SPT 91-075, APPROVED JULY 1, 1992, AND RECORDED JULY 8, 1992, IN VOLUME 10 OF SHORT PLATS, PAGE 97, UNDER AUDITOR'S FILE NO. 9207080017, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS ;

BEGINNING AT THE SOUTHEAST CORNER OF LOT A OF SKAGIT COUNTY SHORT PLAT NO. 21-79, APPROVED APRIL 27, 1979, RECORDED APRIL 27, 1979, IN VOLUME 3 OF SHORT PLATS, PAGE 102, UNDER AUDITOR'S FILE NO. 7904270043, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING THE TRUE POINT OF BEGINNING;
THENCE NORTH 00°49'35" EAST ALONG THE EAST LINE OF SAID LOT A A DISTANCE OF 264.34 FEET TO THE NORTHEAST CORNER OF SAID LOT A;
THENCE NORTH 84°52'56" WEST ALONG THE NORTH LINE OF SAID LOT A A DISTANCE OF 165.04 FEET TO THE NORTHWEST CORNER OF SAID LOT A;
THENCE NORTH 00°54'51" EAST A DISTANCE OF 241.20 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. SPT 91-075, RECORDED IN VOLUME 10 OF SHORT PLATS, PAGE 97, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTH 84°52'57" EAST A DISTANCE OF 165.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE NORTH 00°54'51" EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 50.00 FEET;
THENCE SOUTH 10°23'45" EAST A DISTANCE OF 50.99 FEET;
THENCE SOUTH 00°54'51" WEST A DISTANCE OF 190.21 FEET;
THENCE SOUTH 10°23'57" EAST A DISTANCE OF 50.96 FEET;
THENCE SOUTH 00°49'35" WEST A DISTANCE OF 266.83 FEET TO THE SOUTH LINE OF SAID LOT 2 AND THE NORTH LINE OF THE BASSETT ROAD AND TO A POINT WHICH BEARS SOUTH 84°52'56" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 84°52'56" WEST A DISTANCE OF 20.06 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Exceptions and Reservations contained in Deed from Puget Mill Company, including the terms, covenants and provisions thereof
Recording Date: September 7, 1922
Recording No.: 158675
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: November 12, 1980
Recording No.: 8011120025
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: August 17, 1989
Recording No.: 8908170077
4. Agreement regarding sand filter sewage system, including the terms, covenants and provisions thereof
Recording Date: July 11, 1991
Recording No.: 9107110002
5. Agreement regarding well easement and maintenance, including the terms, covenants and provisions thereof
Recording Date: November 3, 1994
Recording No.: 9411030037
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. 21-79:
Recording No: 7904270043
7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,

EXHIBIT "B"
Exceptions
(continued)

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. 91-75:

Recording No: 9207080017

8. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: July 18, 1994
Recording No.: 9407180100

9. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"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."

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