

When recorded return to:

Harry J. Follman and Sharil Lynn Follman
12656 East Lake Drive
Sedro-Woolley, WA 98284

GNW 22-16188

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard Van Pelt and Michelle Van Pelt, a married couple, PO Box 101, Clearlake, WA 98235,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Harry J. Follman and Sharil Lynn Follman, a married couple

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:
Ptn. Lot 3, Block 10, PLAT OF CLEAR LAKE

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): P74824

Dated: 7/22/22

Richard Van Pelt
Richard Van Pelt

Michelle Van Pelt
Michelle Van Pelt

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223137

Aug 01 2022

Amount Paid \$4405.00

Skagit County Treasurer

By Lena Thompson Deputy

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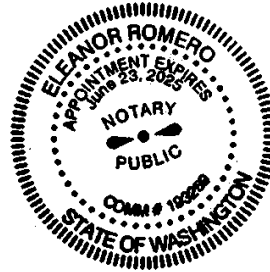
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 22nd day of July, 2022 by Richard Van Pelt and Michelle Van Pelt.

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6/23/2025



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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 12769 State Route 9, Mount Vernon, WA 98273
Tax Parcel Number(s): P74824

Property Description:

That portion of Lot 3, Block 10, "CLEAR LAKE", according to the plat recorded in Volume 4 of Plats, page 22, records of Skagit County, Washington, lying West of the following described line:

Beginning at the Northeast corner of said Lot 3; thence South 2 degrees 51' East along the East boundary of said Lot 3, a distance of 44.06 feet; thence South 87 degrees 09' West, a distance of 42.00 feet to a point in said line; thence North 2 degrees 51' East to the North line of Lot 3 being Northerly terminus of said line and also running from said point South 2 degrees 51' West to the South line of said Lot 3 being the Southerly terminus of said line.

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EXHIBIT B

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1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)
10. 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 Plat of Clear Lake recorded March 4, 1920 as Auditor's File No. 139859 in Vol. 4 of Plats, Pgs 22-23.
11. Regulatory notice/agreement regarding Title Notification - Special Flood Hazard Area that may include covenants, conditions and restrictions affecting the subject property, recorded March 29, 2002 as Auditor's File No. 200203290159. Reference is hereby made to the record for the full particulars of said notice/agreement.

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However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.