

**When recorded return to:**  
WYATT MYIOW and KELLY MYIOW  
6150 GARTIN PLACE  
SEDRO WOOLLEY, WA 98284

Filed for Record at Request of:  
WHATCOM LAND TITLE COMPANY, INC.  
Escrow No.: W-201619

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20223819  
Sep 15 2022  
Amount Paid \$12010.00  
Skagit County Treasurer  
By Lena Thompson Deputy

### STATUTORY WARRANTY DEED

**Order No.: W-201619**

**Title Order No.: 22-16674-TO**  
4 Pgs

THE GRANTOR(S)

ALLEN TAXDAHL and KIMBERLEY TAXDAHL, husband and wife

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE  
CONSIDERATION in hand paid, conveys, and warrants to

WYATT MYIOW and KELLY MYIOW, a married couple

the following described real estate, situated in the County of SKAGIT, State of Washington:

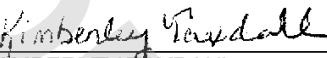
**See Exhibit A attached hereto and by this reference incorporated herein and made a part here.**

#### SEE ATTACHED EXHIBIT "A" FOR EXCEPTIONS


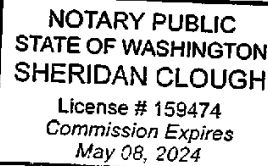
Abbreviated Legal: SECTION 1, TOWNSHIP 35 NORTH, RANGE 4 EAST; PTN. GOV LOT 3  
(AKA LOT 2, SHORT PLAT NO. 9709996)

Tax Parcel No(s): P117733/350401-2-006-0200



Dated: 9-1-22  
\_\_\_\_\_  
ALLEN TAXDAHL  
\_\_\_\_\_  
KIMBERLEY TAXDAHLSTATE OF WASHINGTON }  
COUNTY OF WHATCOM} SS:

I certify that I know or have satisfactory evidence that ALLEN TAXDAHL and KIMBERLEY TAXDAHL the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: The 1<sup>st</sup> day of September, 2022  
\_\_\_\_\_  
SHERIDAN CLOUGH  
Notary Public in and for the State of Washington  
Residing at SEDRO-WOOLLEY  
My appointment expires: 5-8-2024

**ATTACHED & MADE A PART OF "STATUTORY WARRANTY DEED - W-201619"**

**...EXHIBIT "A"...**

**PARCEL A:**

LOT 2, SKAGIT COUNTY SHORT PLAT NO. 97-0006, APPROVED JANUARY 24, 2001, AND RECORDED JANUARY 24, 2001, UNDER AUDITOR'S FILE NO. 200101240052, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 3 IN SECTION 1, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

**PARCEL B:**

AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 40 FEET OF GOVERNMENT LOT 2 AND THE SOUTH 40 FEET OF THE EAST HALF OF THE EAST HALF OF GOVERNMENT LOT 3, ALL IN SECTION 1, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

**SUBJECT TO:**

1.) 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 Short Plat No. 97-0006 recorded January 24, 2001 as Auditor's File No. 200101240052.

2.) Reservations, provisions and/or exceptions contained in instrument executed by M.B. Wilkerson and Jolene Wilkerson, husband and wife, recorded April 30, 1971 as Auditor's File No. 752005.

"[...] Purchasers shall have the right to construct a road for ingress and egress purposes and in construction of said road they must however clear 20 feet adjacent to the north line of said right-of-way to enable the Sellers to construct a fence along the North line of said easement; Sellers also shall have the right to use said easement[...]"

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.

3.) Reservations, provisions and/or exceptions contain in instrument executed by Keith A Taxdahl and Susan Taxdahl, husband and wife, recorded August 7, 1997 as Auditor's File No. 9708070016.

"[...]The above described property will be combined or aggregated with contiguous property owned by the Grantee. This boundary adjustment is not for purposes of creating an additional building lot[...]"

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.

4.) Easement and provisions contained therein for road purposes in favor of Pope & Talbot, Inc., a California Corporation, as created or disclosed by instrument recorded April 23, 1956 as Auditor's File No. 534934.

5.) Declaration of easement, affecting a portion of the subject property for the purpose of ingress, egress and utilities, including the terms and provisions thereof, recorded November 4, 1997 as Auditor's File No. 9711040058.

6.) Easement, affecting a portion of subject property for the purpose of constructing, operating, maintaining, inspecting, improving, removing, restoring, altering, replacing, relocating, connecting to and locating at any time a pipe or pipes, line of lines, for the transportation of water including terms and provisions thereof granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation recorded October 27, 2000 as Auditor's File No. 200010270011

7.) Declaration and Agreement for road, drainage and utilities maintenance, including the terms and conditions thereof, recorded January 24, 2001 as Auditor's File No. 200101240051

...END OF EXHIBIT "A"...