

When recorded return to:

Julie Davidson
PO Box 265
Silvana, WA 98287

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

CHICAGO TITLE COMPANY
500138464

Escrow No.: 500138464

STATUTORY WARRANTY DEED

THE GRANTOR(S) Terry D. Zimmerman as Trustee of the Zimmerman Family Trust dated April 22, 1993

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Julie Davidson, 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. Lot 11, Block 4 and Ptn. Lots 9 and 10, Block 1, Seigfreds 1st to Bay View

Tax Parcel Number(s): P71148 / 4069-004-011-0009

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224351

Oct 26 2022

Amount Paid \$9429.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 18, 2022

Zimmerman Family Trust dated April 22, 1993

BY: Terry D. Zimmerman 10/20/22
Terry D. Zimmerman
Trustee (TRUSTEE)

State of Washington

County of Skagit

This record was acknowledged before me on 10/20/2022 by Terry D. Zimmerman as Trustee of Zimmerman Family Trust dated April 22, 1993.

Deneane Marie Robbins

(Signature of notary public)

Notary Public in and for the State of Washington

My commission expires: 07/01/2022

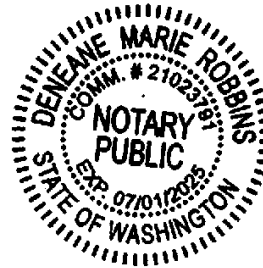


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P71148 / 4069-004-011-0009

Parcel A:

The Northerly 30 feet of Lot 11, Block 4 of A. Seigfred's First Plat of Bay View, Padilla Bay, as per plat recorded in Volume 1 of Plats, Page 3, Records of Skagit County, Washington.

TOGETHER WITH the East half of vacated Alley and the South 55 Feet of Vacated "A" Street, abutting upon the said Northerly 30 feet of Lot 11.

Situated in Skagit County, Washington.

Parcel B:

The South 20 feet of Lot 9 and all of Lot 10, Block 1 of A. Seigfred's First Plat of Bay View, Padilla Bay, as per plat recorded in Volume 1 of Plats, Page 3, Records of Skagit County, Washington.

TOGETHER WITH the North 5 feet of Vacated "A" Street adjoining said Lot 10

AND TOGETHER WITH that portion of the East half of the vacated alley adjoining the premises in said Block 1.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement for Water pipe as disclosed by Mortgage, including the terms, covenants and provisions thereof, recorded under Recording No. 509413, Records of Skagit County, Washington.
2. Public or private easements, if any, over vacated portion of said premises.
3. Operation-maintenance & Monitoring Requirement for Proprietary Onsite Sewage Systems, including the terms, covenants and provisions thereof

Recording Date: July 28, 2014
Recording No.: 201407280093
4. 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."
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.