

When recorded return to:
Carrie Walker and Anthony Walker
4952 Peppermint Lane
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224521

Nov 07 2022

Amount Paid \$10230.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY
500138723

Escrow No.: 500138723

STATUTORY WARRANTY DEED

THE GRANTOR(S) Hilary L. Womochil and Kenneth M. Womochil, 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 Carrie Walker and Anthony Walker, a married couple

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

LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. 93-030 AS APPROVED NOVEMBER 29, 1993,
AND RECORDED DECEMBER 1, 1993, IN VOLUME 11 OF SHORT PLATS, PAGE 27, UNDER
AUDITOR'S FILE NO. 9312010091, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A
PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 26,
TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., AND THE NORTHEAST QUARTER OF THE
NORTHEAST QUARTER IN SECTION 35, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P106100 / 360326-4-005-0600

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 28, 2022

Hilary L. Womochil
Hilary L. Womochil
Kenneth M. Womochil
Kenneth M. Womochil

State of WASHINGTON
County of SPOKANEThis record was acknowledged before me on 11/3/2022 by Hilary L. Womochil and Kenneth M. Womochil.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 4/24/2024

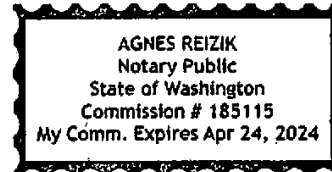


EXHIBIT "A"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Olympic Pipe Line Company
 Purpose: Pipe line(s)
 Recording Date: January 10, 1964
 Recording No.: 645273
 Affects: As described therein

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 system
 Recording Date: September 20, 1993
 Recording No.: 9309200098
 Affects: As described therein

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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:

Recording No: 9312010091

4. Agreement and the terms and conditions thereof:

Recording Date: March 17, 1995
 Recording No.: 9503170085
 Regarding: Use and maintenance of private roadway

5. Aerobic Treatment Unit Service Agreement and the terms and conditions thereof:

Recording Date: July 16, 2003
 Recording No.: 200307160002

6. Title Notification and the terms and conditions thereof:

Recording Date: September 8, 2003
 Recording No.: 200309080051

7. Protected Critical Area Site Plan and the terms and conditions thereof:

EXHIBIT "A"**Exceptions
(continued)**

Recording Date: September 12, 2003
Recording No.: 200309120165

8. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: February 20, 2004
Recording No.: 200402200072

9. Easement and the terms and conditions thereof:

Recording Date: April 24, 2018
Recording No.: 201804240070

10. 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."

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. City, county or local improvement district assessments, if any.

EXHIBIT "A"

Exceptions
(continued)