

When recorded return to:
Kayla M. Dokken
37331 Cape Horn Road
Sedro Woolley, WA 98284

CHICAGO TITLE
620052564

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052564

STATUTORY WARRANTY DEED

THE GRANTOR(S) Teresa Davis, an unmarried person and Jessica Fraley, a married person as a separate estate and Alan Davis, a married person as a separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Kayla M. Dokken, an unmarried person and Anthony M Cano, 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 OF GOVT LT 3 OF 17-35-7

Tax Parcel Number(s): P42883 / 350717-0-030-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224582

Nov 10 2022

Amount Paid \$5341.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED (continued)

Dated: October 18, 2022

Teresa Davis
Teresa Davis

Jessica Fraley
Jessica Fraley

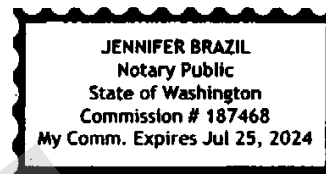
Alan Davis
Alan Davis

State of Washington

County of Skagit

This record was acknowledged before me on November 3, 2022 by Teresa Davis.

Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 7-25-2024

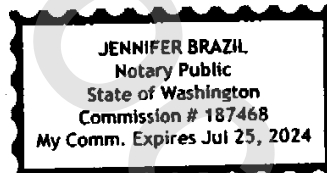


State of Washington

County of Skagit

This record was acknowledged before me on November 3, 2022 by Jessica Fraley.

Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 7-25-2024



State of WA

County of _____

This record was acknowledged before me on _____ by Alan Davis.

(Signature of notary public)

STATUTORY WARRANTY DEED
(continued)

Notary Public in and for the State of _____
My appointment expires: _____

California Jurat Certificate

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Butte

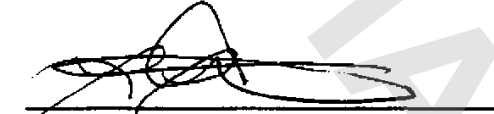
s.s.

Subscribed and sworn to (or affirmed) before me on this 18 day of Nov,
Month

20 22 by Alan Davis and
Name of Signer (1)

_____, proved to me on the basis of
Name of Signer (2)

satisfactory evidence to be the person(s) who appeared before me.


Signature of Notary Public



Lynne T. Coles, Notary Public
For other required information (Notary Name, Commission No, etc.)

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The certificate is attached to a document titled/for the purpose of

containing _____ pages, and dated _____

Additional Information**Method of Affiant Identification**

Proved to me on the basis of satisfactory evidence:

☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Affiant(s) Thumbprint(s) ☐ Describe: _____

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P42883 / 350717-0-030-0007

THE EAST 75 FEET OF THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF GOVERNMENT LOT 3, SECTION 17, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 330 FEET EAST OF THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3;
THENCE SOUTH 00°30' EAST, PARALLEL WITH THE WEST LINE OF SAID LOT A DISTANCE OF 1,303 FEET TO THE TRUE POINT OF BEGINNING;
THENCE EAST, 175 FEET;
THENCE SOUTH 00°30' EAST, 21 FEET;
THENCE WEST 175 FEET;
THENCE NORTH 00°30' WEST, 21 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 3, SECTION 17, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 330 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 3;
THENCE SOUTH 00°30' EAST PARALLEL WITH THE WEST LINE OF SAID LOT A DISTANCE OF 1,324 FEET;
THENCE EAST 100 FEET TO A TRUE POINT OF BEGINNING;
THENCE EAST 90 FEET;
THENCE SOUTH 00°30' EAST, 242.4 FEET;
THENCE WESTERLY ALONG THE NORTH BANK OF THE SKAGIT RIVER, 90 FEET, MORE OR LESS, TO A POINT SOUTH 00°30' EAST TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 00°30' WEST TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT A POINT 330 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 3;
THENCE SOUTH 00°30' EAST PARALLEL WITH THE WEST LINE OF SAID LOT A DISTANCE OF 1,324 FEET;
THENCE EAST 175 FEET TO THE TRUE POINT OF BEGINNING;
THENCE EAST 15 FEET;
THENCE SOUTH 00°30' EAST, 242.4 FEET;
THENCE WESTERLY ALONG THE NORTH BANK OF THE SKAGIT RIVER, 15 FEET TO A POINT SOUTH 00°30' EAST TO THE POINT OF BEGINNING;
THENCE NORTH 00°30' WEST, 242 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"**Exceptions**

1. Common Septic Tank and Drain Field Agreement and Easement, and the terms and conditions thereof:

Executed by: Dorothy L. Brink and Claudia R. Marmo, and their heirs and assigns and future owners
Recording Date: April 24, 1974
Recording No.: 799755
Providing for: Use and maintenance, etc., of common septic tank drainage field lying on the subject property and property to the east, together with rights of ingress, egress from the same.
2. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
3. 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."
4. City, county or local improvement district assessments, if any.