

**When recorded return to:**

Robert Jason Neff and Tracy Neff  
20939 Starbird Road  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COUNTY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

620053061

Escrow No.: 620053061

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Joseph Neff and Sara Neff, 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 Robert Jason Neff and Tracy Neff, a married couple

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.)

Lt B, SP 97-0052, ptn Tract "X" ptn NE1/4 NE1/4 Sec 33-33-04

Tax Parcel Number(s): P113097 / 330433-1-002-0100, P113056 / 330433-1-004-0200

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224732

Nov 29 2022

Amount Paid \$2405.00

Skagit County Treasurer

By Lena Thompson Deputy

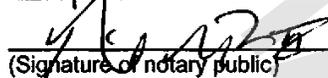
**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 15, 2022

  
Joseph Neff  
  
Sara Neff

State of WA  
County of Spokane

This record was acknowledged before me on 11/19/22 by  
Joseph Neff Sara Neff

  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 11-2-24

Notary Public  
State of Washington  
Richard A Burt II  
Commission No. 20119191  
Commission Expires 11-02-2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P113097 / 330433-1-002-0100 and P113056 / 330433-1-004-0200**

**PARCEL A:**

LOT B, SHORT PLAT NO. 97-0052, AS APPROVED DECEMBER 19, 1997 AND RECORDED IN VOLUME 13 OF SHORT PLATS, PAGES 73 AND 74, UNDER AUDITOR'S FILE NO. 9712200118, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**PARCEL B:**

THAT PORTION OF THE FOLLOWING DESCRIBED TRACT X, WHICH LIES EASTERLY OF THAT CERTAIN FENCELINE DELINEATED AS LYING WESTERLY OF THE WEST LINE OF LOT "B" OF SKAGIT COUNTY SHORT PLAT NO. 97-0052, APPROVED DECEMBER 19, 1997 AND RECORDED DECEMBER 22, 1997, AS AUDITOR'S FILE NO. 9712220118, IN VOLUME 13 OF SHORT PLATS, PAGES 73 AND 74, RECORDS OF SKAGIT COUNTY, WASHINGTON:

THE WEST 485 FEET OF THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 33 NORTH, RANGE 4 EAST W.M., LYING NORTHERLY OF THE COUNTY ROAD RIGHT-OF-WAY KNOWN AS THE STARBIRD ROAD, RUNNING ALONG THE SOUTH LINE THEREOF, EXCEPT THE NORTH 396 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



**EXHIBIT "B"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 No. 97-0052:

Recording No: 9712200118

2. Native Growth Protection Area and the terms and conditions thereof:

Recording Date: December 22, 1997

Recording No.: 9712220119

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

Recording No: 201811130052

4. City, county or local improvement district assessments, if any.