

202212160122

12/16/2022 11:42 AM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor, WA

When recorded return to:  
Samantha Elizabeth McDanold and Warren  
Richard McDanold  
10828 Bay Meadows Ln  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224928

Dec 16 2022

Amount Paid \$4005.00

Skagit County Treasurer

By Josie Bear Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

**CHICAGO TITLE COMPANY**  
**620052907**

Escrow No.: 620052907

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Ann K. Delmage, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Samantha Elizabeth McDanold and Warren Richard McDanold,  
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 2 SP 24-86 Rec # 8706020013 ptrn SW1/4 Sec 26-35-03

Tax Parcel Number(s): P34896 / 350328-3-002-0204

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

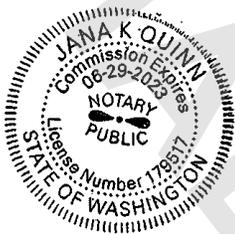
Dated: December 2, 2022

Ann K. DeImage  
Ann K. DeImage

State of Washington  
County of Skagit

This record was acknowledged before me on 12/14/2022 by  
Ann K. DeImage

Jana K. Quinn  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 06/19/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P34896 / 350328-3-002-0204**

LOT 2, SHORT PLAT NO. 24-86, APPROVED MAY 29, 1987, RECORDED JUNE 2, 1987 IN BOOK 7 OF SHORT PLATS, PAGES 177 AND 178, RECORDS OF SKAGIT COUNTY, WASHINGTON, UNDER AUDITOR'S FILE NO. 8706020013, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.,

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE NORTH 20 FEET OF LOT 1 OF SAID SHORT PLAT NO. 24-86 AS SHOWN ON THE FACE OF SAID SHORT PLAT.

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 survey:

Recording No: 8412270001

2. 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 24-86:

Recording No: 8706020013

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

Granted to: Puget Sound Power & Light Company, a Washington corporation  
Purpose: electric transmission  
Recording Date: October 8, 1990  
Recording No.: 9010080026  
Affects: as described in said Instrument

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

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

Granted to: Present and Future Owners  
Purpose: Driveway for ingress to and egress to/from Lot 2 and for the purpose of installing and maintaining public and/or private utilities for the benefit of Lot 2  
Recording Date: November 3, 2022  
Recording No.: 202211030020  
Affects: A portion of Lots 1 and 2 of Said Short Plat