

When recorded return to:

Diana Marie Figueroa and Christopher Michael
James
4003 176th Pl SW
Lynnwood, WA 98037

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236111

Apr 14 2023

Amount Paid \$1845.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620053692

CHICAGO TITLE

620053692

STATUTORY WARRANTY DEED

THE GRANTOR(S) Karla Renee Casebolt, Trustee of the Karla Renee Casebolt Trust Share dated
Dec 16, 1999 under the Troutt Living Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Diana Marie Figueroa and Christopher Michael James, 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.)

Lot 2, Short Plat No. 96-101, being a ptn. of NE 28-35-9E, W.M.

Tax Parcel Number(s): P113245 / 350928-1-001-0200

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 3-24-2023

Karla Renee Casebolt Trust Share dated Dec 16, 1999 under the Troutt Living Trust

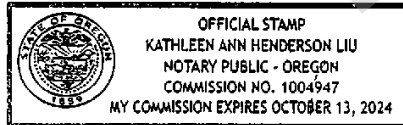
BY: Karla R. Casebolt, trustee
Karla R. Casebolt
TrusteeState of Oregon
County of LaneThis record was acknowledged before me on 3/24/2023 by
Karla R. Caseboltas Trustee of Karla Renee Casebolt Trust ShareKathleen Ann Henderson
(Signature of notary public)Notary Public in and for the State of OregonMy commission expires: 10/13/2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P113245 / 350928-1-001-0200

LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. 96-101. APPROVED DECEMBER 12, 1996, RECORDED DECEMBER 23, 1996, IN BOOK 13 OF SHORT PLATS, PAGES 75 AND 76, UNDER AUDITOR'S FILE NO. 9712230021, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Any change in the boundary of legal description of the real property, or title to the estate insured, that may arise due to shifting and changing in course of the West fork of the small creek.
2. Restrictive Covenants and Covenants Respecting Maintenance of Roadway, 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: December 2, 1997
Recording No.: 9712020083

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

Granted to: Skagit County
Purpose: Native Growth Protection Area Easement
Recording Date: December 2, 1997
Recording No.: 9712020084

4. 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 Skagit County Short Plat 96-101:

Recording No: 9712230021

5. Covenants, conditions, restrictions contained in Deed, 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: July 3, 2000
Recording No.: 200007030003

6. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

EXHIBIT "B"**Exceptions
(continued)**

"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."

7. Assessments, if any, levied by Anacortes.
8. City, county or local improvement district assessments, if any.