

When recorded return to:
Brinson Mann and Isabella Nicole Laureano
1006 W Waterloo Road 1
Oak Harbor, WA 98277

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236141
Apr 14 2023
Amount Paid \$7125.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

CHICAGO TITLE COMPANY
620053769

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245455892

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brian D. Dodds and Linsey C. Dodds, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys and warrants to Brinson Mann and Isabella Nicole Laureano, 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.)

PTN TRACTS C & E, SKAGIT CO SP NO. 23-85; BEING A PTN. SE 1/4, SEC. 2-34-3E

Tax Parcel Number(s): P21053 / 340302-4-002-0609, P21057 / 340302-4-002-1102, P21055 /
340302-4-002-0807,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 4.3.23

Brian D. Dodds

Linsey C. Dodds
Linsey C. Dodds

State of Washington

County of Skagit

This record was acknowledged before me on April 3, 2023 ^{at 04.03.2023} by ~~Brian D. Dodds and~~
Linsey C. Dodds.

Alysia Hudson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 03/01/2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

STATUTORY WARRANTY DEED
(continued)

Dated: APRIL 3, 2023

Brian D. Dodds
Brian D. Dodds

Linsey C. Dodds
Linsey C. Dodds

State of WASHINGTON

County of SKAGIT

This record was acknowledged before me on APRIL 3, 2023 by Brian D. Dodds and
Linsey C. Dodds.

Steve Malpezzi
(Signature of notary/public)
Notary Public in and for the State of WA
My appointment expires: 1/22/25

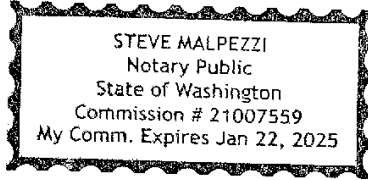


EXHIBIT "A"
Legal Description

PARCEL A:

Tract C, SKAGIT COUNTY SHORT PLAT NO. 23-85, approved September 19, 1985, and recorded September 20, 1985, in Volume 7 of Short Plats, page 44, under Auditor's File No. 8509200002, records of Skagit County, Washington; being a portion of the South Half of the Southeast Quarter of Section 2, Township 34 North, Range 3 East of the Willamette Meridian.

EXCEPT the Northwesterly 5 feet thereof.

PARCEL B:

The Southeasterly 5 feet of the Northeasterly 198 feet of Tract E, Skagit County Short Plat No. 23-85, approved September 19, 1985, and recorded September 20, 1985, in Volume 7 of Short Plats, page 44, under Auditor's File No. 8509200002, records of Skagit County, Washington; being a portion of the South Half of the Southeast Quarter of Section 2, Township 34 North, Range 3 East of the Willamette Meridian.

PARCEL C:

An undivided 25-percent interest in said Tract E, Skagit County Short Plat No. 23-85, approved September 19, 1985, and recorded September 20, 1985, in Volume 7 of Short Plats, page 44, under Auditor's File No. 8509200002, records of Skagit County, Washington; being a portion of the South Half of the Southeast Quarter of Section 2, Township 34 North, Range 3 East of the Willamette Meridian.

EXCEPT the following described portions thereof:

- 1) The Southeasterly 5 feet of the Northeasterly 198 feet thereof;
- 2) The Northwesterly 5 feet of the Southeasterly 10 feet of the Northeasterly 259.46 feet thereof;
- 3) The Northwesterly 5 feet of the Southeasterly 15 feet of the Northeasterly 259.46 feet thereof;
- 4) That certain 5-foot wide strip of land lying between the Southwesterly extensions of the Northwesterly and Southeasterly lines of Exception 3 hereinabove.
- 5) That certain 5-foot wide strip of land the centerline of which runs between the mid-point on the Southwesterly line of exception 2 hereinabove and the Easterly most corner of Tract D of said short plat.

TOGETHER WITH an easement for ingress, egress and utilities over and across Tract E, SKAGIT COUNTY SHORT PLAT NO. 23-85, approved September 19, 1985, and recorded September 20, 1985, in Volume 7 of Short Plats, page 44, under Auditor's File No. 8509200002, records of Skagit County, Washington; being a portion of the South Half of the Southeast Quarter of Section 2, Township 34 North, Range 3 East of the Willamette Meridian.
All Situate in the County of Skagit, State of Washington

EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recording Date: September 20, 1965
Recording No.: 672007
For: Pipeline
Affects: 30' Strip - exact location not disclosed

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recording Date: July 22, 1981
Recording No.: 8107220035
In favor of: Drainage District No. 19
For: Drainage
Affects:
A strip of land, 70 feet in width, the centerline of said strip being more particularly described as follows:
Commencing at the South Quarter corner of said Section 2;
thence South 83°55'47" East along the South line of said subdivision a distance of 260.89 feet;
thence North 00°23'27" West a distance of 30.01 feet to the true point of beginning;
thence North 25°23'52" East a distance of 85.98 feet;
thence North 52°05'11" East a distance of 555.31 feet;
thence North 20°52'10" East a distance of 271.58 feet;
thence North 56°47'10" East a distance of 105.58 feet;
thence North 69°25'12" East a distance of 572.50 feet to a point on the Southwesterly margin of the Avon-Allen Road, said point being the terminus of said centerline

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recording Date: August 28, 1985
Recording No.: 8508280037
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The North 10 feet of said Tract
The Southerly 10 feet of said Tract
All that portion of said premises in Tract E of said Short Plat No. 23-85

4. Easement, including the terms and conditions thereof, reserved by instrument(s);
Recording Date: May 13, 1986
Recording No.: 8605130033
In favor of: Kendall D. Gentry and Nance F. Gentry, husband and wife
For: Ingress, egress and utilities

5. 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,

EXHIBIT "B"

Exceptions
(continued)

- 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 No. 23-85:
Recording No: 850920002
6. Agreement, including the terms and conditions thereof; entered into;
By: Robert Pierce and Mary Pierce, husband and wife
And Between: Robert Springer and Nadine Springer, husband and wife
Recording Date: August 26, 1991
Recording No. 9108260052
Providing: Sharing of road maintenance costs
 7. 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 No. 20-87.
 8. Easement, including the terms and conditions thereof, created by instrument(s);
Recording Date: October 6, 1986
Recording No.: 8610060052
In favor of: Eliza Marie McAlpine
For: Ingress, egress and underground utilities
Affects: A portion of said premises
 9. 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

EXHIBIT "B"

Exceptions
(continued)

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."

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.