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04/28/2023 11:49 AM Pages: 1 of 7 Fees: \$209.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236299

Apr 28 2023

Amount Paid \$45542.50
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:
Terence Millard and Jane Millard
7001 Palm Ln
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COUNTY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500141857

CHICAGO TITLE COMPANY
500141857

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rene Crader Talbot, Successor Trustee of The GST Exempt Trust BO Rene Crader Talbot under the Bowen Family Living Trust dated June 1, 1989 as amended

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Terence Millard and Jane Millard, 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.)

LTS 1 & 2, SP NO. 2-83 PTN NE NE 15-34-1

Tax Parcel Number(s): P19483 / 340115-1-001-0405

Tax Parcel Number(s): P19485 / 340115-1-001-0603

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 24, 2023

The GST Exempt Trust BO Rene Crader Talbot under the Bowen Family Living Trust dated June 1, 1989 as amended

BY: [Signature]
Rene Crader Talbot
Successor Trustee

State of FL

County of Orange

This record was acknowledged before me on April 26, 2023 by Rene Crader Talbot as Successor Trustee of The GST Exempt Trust BO Rene Crader Talbot under the Bowen Family Living Trust dated June 1, 1989 as amended.

[Signature]
(Signature of notary public)
Notary Public in and for the State of FL
My appointment expires: 3/29/25

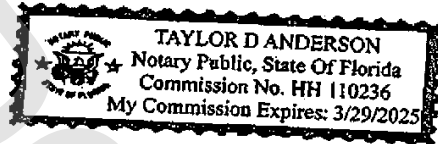


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P19483 / 340115-1-001-0405

PARCEL A:

LOT 1 OF SHORT PLAT NO. 2-83, APPROVED JAN. 25, 1983, RECORDED IN BOOK 6 OF SHORT PLATS, PAGES 45 AND 46, UNDER AUDITORS FILE NO. 8301260001, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF LOT 3-A OF REVISED SHORT PLAT NO. 2-83, APPROVED MAY 23, 1984, RECORDED IN BOOK 6 OF SHORT PLATS, PAGE 146, UNDER AUDITOR'S FILE NO. 8405290004, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND AS CONVEYED TO ROBERT M. EMERSON BY DEED RECORDED SEPTEMBER 27, 1989, IN VOLUME 845 OF DEEDS, PAGE 364, UNDER AUDITOR'S FILE NO. 8909270103, RECORDS OF SKAGIT COUNTY, WASHINGTON;

ALSO TOGETHER WITH THAT PORTION OF LOT 2 OF SHORT PLAT NO. 2-83, APPROVED JAN. 25, 1983, RECORDED IN BOOK 6 OF SHORT PLATS, PAGES 45 AND 46, UNDER AUDITORS FILE NO. 8301260001, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND AS CONVEYED TO ROBERT M. EMERSON BY DEED RECORDED SEPTEMBER 13, 1995, IN VOLUME 1475 OF DEEDS, PAGES 4 AND 5, UNDER AUDITOR'S FILE NO. 9509130062, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF SAID LOT 1 OF SHORT PLAT NO. 2-83, AS CONVEYED TO SAN JUAN FIDALGO HOLDING COMPANY BY DEED RECORDED SEPTEMBER 27, 1989, IN VOLUME 845 OF DEEDS, PAGE 363, UNDER AUDITOR'S FILE NO. 8909270102, RECORDS OF SKAGIT COUNTY, WASHINGTON;

ALL LYING WITHIN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

For APN/Parcel ID(s): P19485 / 340115-1-001-0603

PARCEL B:

LOT 2 OF SHORT PLAT NO. 2-83, APPROVED JAN. 25, 1983, RECORDED IN BOOK 6 OF SHORT PLATS, PAGES 45 AND 46, UNDER AUDITOR'S FILE NO. 8301260001, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF LOT 3-A OF REVISED SHORT PLAT NO. 2-83, APPROVED MAY 23, 1984, RECORDED IN BOOK 6 OF SHORT PLATS, PAGE 146, UNDER AUDITOR'S FILE NO. 8405290004, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND AS CONVEYED TO ROBERT M. EMERSON BY DEED RECORDED SEPTEMBER 27, 1989, IN VOLUME 845 OF DEEDS, PAGE 362, UNDER AUDITOR'S FILE NO. 8909270101, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF SAID LOT 2 CONVEYED TO ROBERT M. EMERSON BY DEED

EXHIBIT "A"
Legal Description
(continued)

RECORDED SEPTEMBER 13, 1995, IN VOLUME 1475 OF DEEDS, PAGES 4 AND 5, UNDER AUDITOR'S FILE NO. 9509130062, RECORDS OF SKAGIT COUNTY, WASHINGTON;

ALSO EXCEPT THAT PORTION OF SAID LOT 2 OF SHORT PLAT NO. 2-83, AS CONVEYED TO SAN JUAN FIDALGO HOLDING COMPANY BY DEED RECORDED SEPTEMBER 27, 1989, IN VOLUME 845 OF DEEDS, PAGE 363, UNDER AUDITOR'S FILE NO. 8909270102, RECORDS OF SKAGIT COUNTY, WASHINGTON;

ALL LYING WITHIN THE NORTHEAST 1/4, OF THE NORTHEAST 1/4, OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Provisions regarding membership in the Del Mar Community Service, Inc. and Water Service, including the terms, covenants and provisions thereof

Recording No.: 630694

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 No. 2-83:

Recording No: 8301260001

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
Purpose: Underground electric transmission and/or distribution system
Recording Date: May 31, 1983
Recording No.: 8305310034

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 Survey:

Recording No: 8504300030

5. Special Use Permit No. 86-091, including the terms, covenants and provisions thereof

Recording Date: October 3, 1986
Recording No.: 8610030021

6. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof:

Recording Date: September 27, 1989
Recording No.: 8909270101

7. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions

EXHIBIT "B"Exceptions
(continued)

thereof:

Recording Date: September 27, 1989
Recording No.: 8909270102

8. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof:

Recording Date: September 27, 1989
Recording No.: 8909270103

9. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof:

Recording Date: September 13, 1995
Recording No.: 9509130062

10. 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: 9509260047

11. 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: 200410130185

12. 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: 201001200029

EXHIBIT "B"
Exceptions
(continued)

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof, Indian treaty or aboriginal rights.
14. City, county or local improvement district assessments, if any.