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06/05/2023 02:18 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor, WA

When recorded return to:
Darrin Curbow and Denette Curbow
16632 Taylor Rd
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236776
Jun 05 2023
Amount Paid \$885.00
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

CHICAGO TITLE
620054163

Escrow No.: 620054163

STATUTORY WARRANTY DEED

THE GRANTOR(S) JoAnn Y. Hardin also known as JoAnn Y. Kaeding, , a married woman as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Darrin Curbow and Denette Curbow, 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 NE 1/4 SE 1/4 SEC 30-34-5E, W.M.

Tax Parcel Number(s): P30469 / 340530-0-012-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 5-15-2023

JoAnn Y. Hardin
JoAnn Y. Hardin

Aaron Hardin
Aaron Hardin

State of Washington
County of Skaagit

This record was acknowledged before me on 05/15/2023 by JoAnn Y. Hardin and Aaron Hardin.

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

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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P30469 / 340530-0-012-0005

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 5, E.W.M., SKAGIT COUNTY, STATE OF WASHINGTON DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE FOLLOWING DESCRIBED TRACT:
COMMENCING AT THE SOUTHWEST CORNER OF NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 30, TOWNSHIP 34 NORTH, RANGE 5, E.W.M.,
THENCE EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION 229 FEET;
THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 240 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 419 FEET;
THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION 209 FEET;
THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 419 FEET;
THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION 209 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES TO SAID PROPERTY AS SET FORTH IN THOSE CERTAIN QUIT CLAIM DEEDS RECORDED IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WASHINGTON UNDER AUDITOR'S FILE NOS. 7912140037 AND 7912140038 AND RECORDED IN VOLUME 389 OF OFFICIAL RECORDS AT PAGES 142 AND 144, RESPECTIVELY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Reservations contained in Deed, including the terms, covenants and provisions thereof
Recording Date: May 15, 1928
Recording No.: Volume 147, Page 232
2. Covenants, conditions and restrictions 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: May 15, 1928
Recording No.: Volume 147, Page 232
3. Easements, including the terms, covenants and provisions thereof
Recording No.: 7912140034
Recording No.: 7912140035
Recording No.: 7912140036
Recording No.: 7912140037
Recording No.: 7912140038
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: 200104300153
5. 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 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

EXHIBIT "B"Exceptions
(continued)

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."

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