

When recorded return to:

Tristan Cook
5579 Timberridge Dr
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236840
Jun 09 2023
Amount Paid \$4781.56
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for Record at Request of
Northwest Escrow, LLC
Escrow Number: 23-1957

**CHICAGO TITLE COMPANY
620054085**

Statutory Warranty Deed

THE GRANTOR Brittany Lawler, an unmarried person for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Tristan Cook, an unmarried person and Samantha Brown, an unmarried person** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
PTN OF E 1/2 SE 1/4 SW 1/4 OF SEC 30-34-4E

Tax Parcel Number(s): P28864/340430-0-054-0005

THAT PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING NORTH OF THE AS BUILT AND EXISTING COUNTY ROAD, COMMONLY KNOWN AS BRITT'S SLOUGH ROAD, AS ESTABLISHED BY DEED DATED JULY 2, 1958, AND RECORDED JULY 17, 1959, UNDER AUDITOR'S FILE NO. 583299, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT DITCH AND DIKE RIGHTS OF WAY;

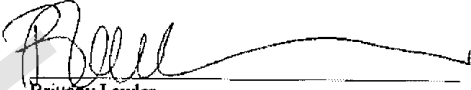
AND ALSO EXCEPT THAT PORTION, IF ANY, LYING WEST OF THE WEST LINE OF THE EAST 165 FEET OF SAID SUBDIVISION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
AS IS SALE:

Grantor restricts any re-sale of the Premises for 30 days following this short sale closing, and to restrict re-sales of greater than 120% of the short sale's price for the period beginning 31 days after this short sale closing and ending 90 days from the short sale closing.

Subject to: See attached EXHIBIT "A" and by this reference made a part hereto.

Dated June 6, 2023


Brittany Lawler

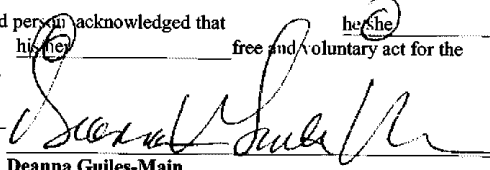
STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that **Brittany Lawler**

is the person who appeared before me, and said person acknowledged that he/she
signed this instrument and acknowledge it to be his/her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: June 6, 2023




Deanna Guiles-Main
Notary Public in and for the State of Washington
Residing at Lake Stevens
My appointment expires: 1/27/2026

Escrow No.: 23-1957

Exhibit "A"

Subject to:

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 in Short Plat:

Recording No: 8112310065

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

Granted to: Puget Sound Energy, Inc., a Washington corporation

Purpose: Utility electric transmission and/or distribution system

Recording Date: December 14, 2021

Recording No.: 202112140112

Affects: Portion of said premises

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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 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."

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