

When recorded return to:

Paula A. Holmes
301 North Central Street
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236888

Jun 14 2023

Amount Paid \$2005.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 23-18504-KH

THE GRANTOR(S) **Arthur W. Spanski and Judy A. Spanski, husband and wife**, 307 North Central Avenue,
Sedro-Woolley, WA 98284,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Paula A. Holmes, an unmarried woman**

the following described real estate, situated in the County Skagit, State of Washington:

Lot C, Sedro Woolley Short Plat No. SW-02-98, approved October 26, 1998, and recorded December 4, 1998, in
Volume 13 of Short Plats, pages 189 and 190, under Auditor's File No. 9812040074, records of Skagit County,
Washington; being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 35 North. Range 4
East, W.M.

Abbreviated legal description: Property 1:
Section 24, Township 35 North. Range 4 East - NE NE (aka Lot C, SP SW-02-98)

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A"
attached hereto

Tax Parcel Number(s): P114060/350424-1-116-0300

Statutory Warranty Deed
LPB 10-05

Order No.: 23-18504-KH

Page 1 of 4

Dated: 6-12-2023

Arthur W. Spanski
Arthur W. Spanski
Judy A. Spanski
Judy A. Spanski

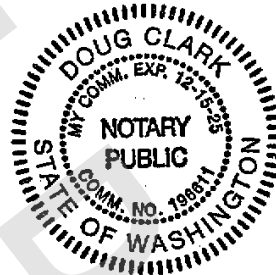
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 12th day of June, 2023 by Arthur W. Spanski and Judy A. Spanski.

Doug Clark
Signature

Notary Public
Title

My commission expires: 12-15-25



Statutory Warranty Deed
LPB 10-05

Order No.: 23-18504-KH

Page 2 of 4

EXHIBIT A

23-18504-KH

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records. (Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. RESERVATIONS CONTAINED IN INSTRUMENT:

Executed By: Arthur W. Spanski and Judy A. Spanski, husband and wife

Recorded: July 9, 1998

Auditor's No.: 9807090004

As Follows:

"NOTE: The land described herein does not constitute a legal lot for building purposes and may only be conveyed with the property to which it is being aggregated in the absence of an approved subdivision."

11. RESERVATIONS CONTAINED IN INSTRUMENT:

Statutory Warranty Deed
LPB 10-05

Order No.: 23-18504-KH

Page 3 of 4

Executed By: Arthur W. Spanski and Judy A. Spanski, husband and wife
Recorded: July 9, 1998
Auditor's No.: 9807090005
As Follows:

"NOTE: The land described herein does not constitute a legal lot for building purposes and may only be conveyed with the property to which it is being aggregated in the absence of an approved subdivision."

12. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named SW-02-98 recorded December 4, 1998 as Auditor's File No. 9812040074.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

13. Agreement, affecting subject property, regarding Waiver of Protest and Special Power of Attorney and the terms and provisions thereof between Art Spanski and Judy Spanski, husband and wife and the City of Sedro-Woolley, recorded December 4, 1998 as Auditor's File No. 9812040075.

14. Agreement, affecting subject property, regarding Maintenance of Storm Water and Drainage Facilities and the terms and provisions thereof between Art Spanski and Judy Spanski and the City of Sedro-Woolley, recorded December 4, 1998 as Auditor's File No. 9812040076.

End of Exhibit A

Statutory Warranty Deed
LPB 10-05

Order No.: 23-18504-KH

Page 4 of 4