

When recorded return to:
Howard Tyra and Terri Tyra
24847 Hansen Creek Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237142

Jul 05 2023

Amount Paid \$3204.20
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE
620054126

Escrow No.: 620054126

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marguerite Pitman, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Howard Tyra and Terri Tyra, a married couple

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

LOT 4 OF SKAGIT COUNTY SHORT PLAT 97-009, RECORDED UNDER RECORDING NO.
200805220006, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31,
TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P127593 / 360531-4-009-0200

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 28, 2023

Marguerite Pitman By Debra M Lyster Attorney In Fact
Marguerite Pitman
By: Debra M. Lyster, Attorney In Fact

State of Washington
County of Snohomish

This record was acknowledged before me on 7/3/2023 by Debra M. Lyster as Attorney In Fact
for Marguerite Pitman.

Sharon E. Schoonover
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 9-4-26

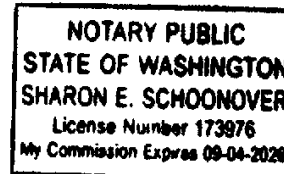


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: United States of America
Purpose: Electric power transmission
Recording Date: April 29, 1971
Recording No.: 751944
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America
Purpose: Electric transmission line
Recording Date: September 21, 1972
Recording No.: 778303
Affects: as described in said instrument
3. 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: 809264
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Port Blakely
Purpose: county road
Recording Date: July 2, 1990
Recording No.: 9007020114
Affects: the land herein and other land

Said instrument has been amended under Recording No. 9212220117.
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, 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. 97-009:

EXHIBIT "A"**Exceptions
(continued)**

Recording No: 200805220006

6. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: May 22, 2008
Recording No.: 200805220007

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

Granted to: Skagit County, a political subdivision of the State of Washington
Purpose: Monitoring and enforcing proper operation and maintenance of the protected critical area
Recording Date: May 22, 2008
Recording No.: 200805220008
Affects: Portion of said premises

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

Granted to: Skagit County, a political subdivision of the State of Washington
Purpose: Ingress and egress for construction
Recording Date: August 1, 2012
Recording No.: 201208010059
Affects: Portion of said premises

9. 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.

10. 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 "A"**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."

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