

POOR ORIGINAL

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07/07/2023 11:28 AM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor, WA

When recorded return to:

Martin S. Baumgardner and Lenora A. Lewis-Easton
8698 Sobek Lane
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237178

Jul 07 2023

Amount Paid \$8245.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 23-18636-KH

THE GRANTOR(S) **Michael K. Cooper, Jr., an unmarried person, and Samantha L. Weeck who acquired title as Samantha L. Chassaniol, a married woman as her separate estate, ,**

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

in hand paid, conveys, and warrants to **Martin S. Baumgardner, an unmarried person and Lenora A. Lewis-Easton, an unmarried person**

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

Lot 3, Short Plat No. 90-67, approved July 1, 1991, recorded July 3, 1991 in Book 9 of Short Plats, page 384, under Auditor's file No. 9107030006 and being a portion of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 15, Township 35 North, Range 8 East, W.M.

Situate in the County of Skagit, State of Washington.

Abbreviated legal description: Property 1:
Section 15, Township 35 North, Range 8 East; Ptn. NE SE (aka Lot 3, Short Plat No. 90-67)

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): P102871/350815-0-023-0201

Statutory Warranty Deed
LPB 10-05

Order No.: 23-18636-KH

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Dated: 7-3-2023

Michael Cooper, Jr.
Michael K. Cooper, Jr.

Samantha L. Weeck

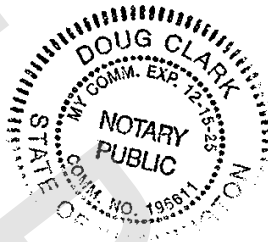
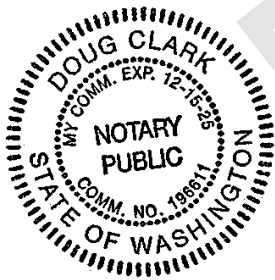
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 3rd day of July, 2023 by Michael K. Cooper, Jr., de
~~Weeck~~ and Samantha L.

Doug Clark
Signature

Notary Public
Title

My commission expires: 12-15-25



Statutory Warranty Deed
LPB 10-05

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Dated: 7/3/2023

Michael K. Cooper, Jr.

Samantha L. Weeck
Samantha L. Weeck

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 5th day of July, 2023 by ~~Michael K. Cooper, Jr.~~, Samantha L. Weeck and .

Scottia J Bentley
Signature

Escrow Closer
Title

My commission expires: 5/10/27

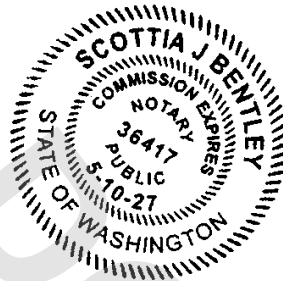


EXHIBIT A

23-18636-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, provisions and/or exceptions contained in instrument executed by Federal Land Bank of Spokane, a corporation, recorded September 23, 1939 as Auditor's File No. Volume 178 of Deeds, page 69.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

11. 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 Short Plat No. 90-67 recorded July 3, 1991 as Auditor's File No.

Statutory Warranty Deed
LPB 10-05

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9107030006.

12. Lot certification, including the terms and conditions thereof, recorded July 23, 2007 as Auditor's File No. 200707230136. Reference to the record being made for full particulars. The company makes no determination as to its affects.

End of Exhibit A