

202307140073

07/14/2023 03:30 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

When recorded return to:

Lauren Smith
8235 Emmanuel Lane
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237291

Jul 14 2023

Amount Paid \$8365.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for Record at Request of
Northwest Escrow, LLC
Escrow Number: 23-1999

**CHICAGO TITLE COMPANY
620054021**

Statutory Warranty Deed

THE GRANTOR Miriam Temple, an unmarried person for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Lauren Smith**, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 2, Short Plat No. 96-15 in 15-35-7E, W.M.

Tax Parcel Number(s): **P108991/ 350715-1-003-0100**

LOT 2, SKAGIT COUNTY SHORT PLAT NO. 96-0015, APPROVED JUNE 4, 1996, AND RECORDED JUNE 11, 1996, IN VOLUME 12 OF SHORT PLATS, PAGES 109 AND 110, UNDER AUDITOR'S FILE NO. 9606110053, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Dated July 12, 2023

Miriam Temple

STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Miriam Temple

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 12, 2023

Timothy D Dahlquist
Notary Public in and for the State of Washington
Residing at Lake Stevens
My appointment expires: 7/19/23



Escrow No.: 23-1999

Exhibit "A"

Subject to:

Terms and conditions of variance and modification thereof;

Recorded: December 14, 1993; March 8, 1994; and July 7, 1995

Recording No.: 9312140050

Recording No.: 9312140051

Recording No.: 9403080042

Recording No.: 9507310039

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. 96-0015:

Recording No: 9606110053

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

Recorded: August 30, 1996

Recording No.: 9608300041, records of Skagit County, Washington

In favor of: Kitsap Land Corporation, John W. Smith and Joyce E. Smith, husband and wife For: Ingress, egress, drainage and utilities

Protected Critical area and the terms and conditions thereof:

Recording Date: September 8, 1998

Recording No.: 9809080128

Agreement and the terms and conditions thereof:

Executed by: Tom Walker and Various owners

Recording Date: June 11, 1996

Recording No.: 9606110056

Providing: Easement and maintenance

Non-Exclusive Easement and Maintenance Declaration and the terms and conditions thereof

Recording Date: April 22, 1997

Recording No.: 9704220125

Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: September 8, 1998

Recording No.: 9809080128

Terms, conditions, and restrictions of that instrument entitled Waiver and Covenant Not to Sue:

Recording Date: October 2, 1998

Recording No.: 9810020046

Continued
EXHIBIT "A"

Title Notification-Property Designated Rural Resource Lands and the terms and conditions thereof:

Recording Date: October 2, 1998

Recording No.: 9810020047

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.

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

Manufactured Home Title Elimination Application recorded under Recording No. 202307110060 recites that a manufactured (mobile) home is, or is being affixed to the Land.