

When recorded return to:

Pamela Joan Worley and John Kevin Worley
1412 123rd Avenue SE
Bellevue, WA 98005

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 20237350

Jul 21 2023

Amount Paid \$10897.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

**CHICAGO TITLE COMPANY
620054457**

Escrow No.: 245458398

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul Pearce, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Pamela Joan Worley and John Kevin Worley, a married couple

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

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

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

PTN LT 16, GRANDVIEW TERRACE & PTN. GOVT LT 1, SEC 34-36-2E, W.M., AS SHOWN
WITHIN TRACT 110, MAP OF PADILLA BAY

Tax Parcel Number(s): P65582 / 3920-000-016-0003, P60935 / 3847-800-040-0006

STATUTORY WARRANTY DEED
(continued)Dated: 7-19-23Paul Pearce

Paul Pearce

State of Washington
County of WhatcomThis record was acknowledged before me on 7/19/2023 by Paul Pearce.Michele Boudreau

(Signature of notary public)

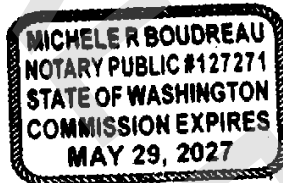
Notary Public in and for the State of WAMy commission expires: May 29, 2027

EXHIBIT "A"
Legal Description

PARCEL A:

All of Lot 16, Grandview Terrace, as per plat recorded in Volume 5 of Plats, Page 36, records of Skagit County,

EXCEPT the East 25 feet thereof lying South of the present County Road and South of the Old County Road as vacated May 12, 1947,

AND EXCEPT those portions conveyed to Skagit County for road purposes by instruments recorded March 20, 1947 and September 11, 1947 under Auditor's File Nos. 402225 and 408681.

Situate in the County of Skagit, State of Washington.

PARCEL B:

The North 500 feet of the following described property.

That portion of tide lands of second class as conveyed by the State of Washington, in front of Government Lot 1, of Section 34, Township 36 North, Range 2 East Willamette Meridian, embraced within Tract 110 of MAP OF PADILLA BAY, Skagit County, Washington, as filed in the office of the Clerk of the Superior Court of said County and confirmed by decree of said Court in Case No. 13653.

Situate in the County of Skagit, State of Washington.

SPECIAL EXCEPTIONS:

Easement for Roadway purposes over the Northerly 10 feet of Lot 16, Grandview Terrace as disclosed by various documents of record.

Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: State of Washington
Recording Date: July 30, 1920
Recording No.: 143769

No determination has been made as to the current ownership or other matters affecting said reservations:

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 the Plat of Grandview Terrace:

Recording No: 392402

Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: January 19, 1995
Recording No.: 9501190051

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: 202006150224

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.

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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."

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