

When recorded return to:

David Wharen and Courtney Wharen
38834 State Route 20
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237450

Jul 28 2023

Amount Paid \$8165.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 23-18811-KH

THE GRANTOR(S) **Joshua Top and Rebecca Top, a married couple**, 11194 Bayview Edison Road, Mount Vernon, WA 98273,

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

in hand paid, conveys, and warrants to **David Wharen and Courtney Wharen, a married couple**

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

Lot 1, Short Plat No. 91-098, approved June 18, 1992, and recorded in Volume 10 of Short Plats, Page 92, under Skagit Auditor's File No. 9206230080, being a portion of the Northeast quarter of Section 16, Township 35 North, Range 7 East, W.M.

Situated in Skagit County, Washington

Abbreviated legal description: Property 1:
Section 16, Township 35 North, Range 7 East; Ptn. NE (aka Lot 1, SP 91-098)

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): P42769/350716-1-001-0001

Statutory Warranty Deed
LPB 10-05

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Dated: 07/27/2023

Joshua Top
Joshua Top

Rebecca Top
Rebecca Top

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 27 day of July, 2023 by Joshua Top and Rebecca Top.

Kyle B
Signature

Notary

Title

My commission expires: 09/11/2023

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2023

This notarial act involved the use of communication technology

EXHIBIT A

23-18811-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. 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. 91-098 recorded June 23, 1992 as Auditor's File No. 9206230080.
11. Easement, affecting a portion of subject property for the purpose of Ingress, egress, driveway construction and utilities including terms and provisions thereof granted to Robert O. Royal and Delores M. Royal recorded January 23, 2001 as Auditor's File No. 200101230055
12. Easement, affecting a portion of subject property for the purpose of Well Easement including terms and provisions thereof granted to Orlie N. Royal recorded December 10, 2001 as Auditor's File No. 200112100053

Statutory Warranty Deed
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