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08/25/2023 03:07 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor, WA

When recorded return to:
JOYCE K. OSBORN and TYLER OSBORN and
EDWARD KENNEDY and MELICENT KENNEDY
10898 WILSON LANE
MOUNT VERNON, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237823
Aug 25 2023
Amount Paid \$15436.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for Record at Request of:
WHATCOM LAND TITLE COMPANY, INC.
Escrow No.: W-206493

STATUTORY WARRANTY DEED

Order No.: W-206493
Title Order No.: W-206493

CHICAGO TITLE
620054809

THE GRANTOR(S)

LAURIE V. LITTLE, an unmarried woman as her separate estate

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE
CONSIDERATION in hand paid, conveys, and warrants to

**JOYCE K. OSBORN and TYLER D OSBORN, a married couple and EDWARD KENNEDY and
MELICENT KENNEDY, a married couple**

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

See Exhibit "A" For Full Legal and Special exceptions.

Abbreviated Legal: LT 1, SKAGIT COUNTY SP NO. 91-051, BEING PTN SW 1/4 SEC 29-35-3E, W.M.

Tax Parcel No(s): P34919

ATTACHED TO AND MADE PART OF STATUTORY WARRANTY DEED W-206493

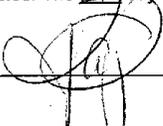
Dated: 8/24/23


LAURIE LITTLE

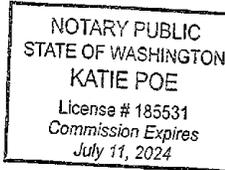
STATE OF WASHINGTON }
COUNTY OF WHATCOM} SS:

I certify that I know or have satisfactory evidence that LAURIE LITTLE the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument..

Dated: The 24th day of August, 2023



Notary Public in and for the State of Washington
Residing at BELLEVUE



My appointment expires: 7-11-2024

EXHIBIT A
Legal Description

LOT 1, SKAGIT COUNTY SHORT PLAT NO. 91-051, APPROVED SEPTEMBER 9, 1991, AND RECORDED SEPTEMBER 11, 1991, IN VOLUME 10 OF SHORT PLATS, PAGE 8, UNDER AUDITOR'S FILE NO. 9109110021, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO:

1. Easements for ingress, egress and utilities over and across the North Half of the vacated Josh Wilson Road, as vacated by Skagit County Commissioner's Resolution No. 4918, Commissioners File No. 12443, and which upon vacation attached to the following property by operation of law:

Beginning at a point of 283.8 feet North and 581.7 feet East of the Southwest corner of said Section 29;
Thence North 348.5 feet;
Thence North 68°19'00" East, 672.5 feet;
Thence South 348.5 feet to the North line of "D" Street, as shown on the plat of Bay View (McKenna & Elliott's 2nd Addition), according to the plat thereof recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington;
Thence South 68°19'00" West along said "D" Street, 672.5 feet to the point of beginning.

Said easements being disclosed by numerous instruments of record.

2. Agreement and the terms and conditions thereof:

Executed by: Skagit County and Chris Borgen and Kathi Borgen, husband and wife
Recording Date: August 21, 1990
Recording No.: 9008210012
Providing: For mound fill system installation
Affects: Said premises and other land

3. Agreement and the terms and conditions thereof:

Executed by: David A. Yeager and Janice M. Yeager, husband and wife and Chris E. Borgen and Kathy M. Borgen, husband and wife
Recording Date: August 6, 1991
Recording No.: 9108060080
Providing: Borgen shall be responsible for any and all cost connected with the construction, repair, replacement and/or maintenance to any roadway or other improvements made concerning an easement for ingress and egress conveyed to Borgen from Yeager by said instrument
Affects: Said premises and other property

4. 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. 91-051:

Recording No: 9109110021

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

Purpose: Driveway
Affects: The Easterly portion of said premises

6. Restriction contained in deed and the terms and conditions thereof:

Recording Date: July 29, 2005
Recording No.: 200507290187
Regarding: Skagit County Right to Farm Ordinance

7. Notice of On-Site Sewage System Maintenance Agreement Requirement, and the terms and conditions thereof:

Recording Date: January 30, 2018
Recording No.: 201801300046

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

Recording Date: January 31, 2018
Recording No.: 201801310077

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as provided in a document:

Purpose: Perpetual air or flight easement, also referred to as "avigation rights."
Recording Date: May 23, 2018
Recording No.: 201805230037
Affects: All the air space above said Land.

Reference is hereby made to said document for full particulars.

10. Notice and Acknowledgement Airport and Aircraft Operations and Noise Disclosure Skagit Regional Airport Environs, and the terms and conditions thereof:

Recording Date: May 23, 2018
Recording No.: 201805230038

11. Notice of Decision before the Skagit County Planning Director, and the terms and conditions thereof:

Recording Date: July 20, 2018
Recording No.: 201807200072

12. 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."

READ AND APPROVED



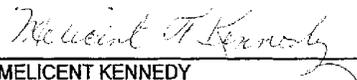
JOYCE K. OSBORN



TYLER OSBORN



EDWARD KENNEDY



MELICENT KENNEDY

... END OF EXHIBIT A