

When recorded return to:
Birney Mae Smith
113 North Central Avenue
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237862
Aug 30 2023
Amount Paid \$6309.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 23-18977-KH

THE GRANTOR(S) **Bonnie Hansen**, as her separate estate and surviving spouse of **Marvin F. Hansen**, 812 John Liner Road, Suite A, Sedro-Woolley, WA 98284,

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

in hand paid, conveys, and warrants to **Birney Mae Smith, an unmarried person**

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

Parcel "A" P37485/Section 24, Township 35 North, Range 4 East; Ptn. NE NE

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 35 North, Range 4 East, W. M., described as follows:

Beginning at a point 10 feet East and 140 feet North of the Southwest corner of said subdivision;
thence North parallel with and 10 feet East of the West line of said subdivision, 74 feet;
thence East parallel with the South line of said subdivision, 94 feet;
thence South parallel with the West line of said subdivision, 74 feet;
thence West parallel with the South line of said subdivision, 94 feet to the Point of Beginning.

Parcel "B"

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point 10 feet East and 214 feet North of the Southwest corner of said subdivision;
thence East parallel with the South line of said subdivision, 94 feet to the True Point of Beginning;
thence East 40 feet;
thence South 74 feet;
thence West 40 feet;

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thence North 74 feet to the True Point of Beginning.

Parcel "C"

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point 10 feet East and 134 feet North of the South west corner of said subdivision; thence North parallel with and 10 feet East of the West line of said subdivision, 6 feet; thence East parallel with the South line of said subdivision, 134 feet; thence South parallel with the West line of said subdivision, 6 feet; thence West parallel with the South line of said subdivision, 134 feet to the point of beginning.

Abbreviated legal description: Property 1:
Section 24, Township 35 North, Range 4 East; Ptn. NE NE

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): P37485/350424-0-108-0008

Dated: 8-24-23

Bonnie Hansen
Bonnie Hansen

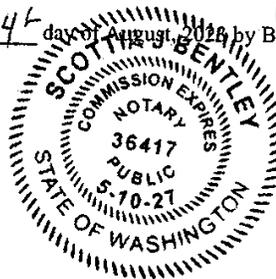
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 24th day of August, 2023 by Bonnie Hansen.

Astia Beng
Signature

Notary
Title

My commission expires: 05/10/27



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EXHIBIT A

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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:
Recorded: December 19, 1983
Auditor's No. 8312190040
Purpose: The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.
Area Affected: Parcel "C"

End of Exhibit AStatutory Warranty Deed
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