

When recorded return to:

Sarah Luecking and Tiffany Luecking, a married couple
208 E Section Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238591

Oct 30 2023

Amount Paid \$7189.00

Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY
500146337

Escrow No.: 500146337

STATUTORY WARRANTY DEED

THE GRANTOR(S) Derek Wayne Archer, Trustee of the Firstways Trust dated September 5, 2023

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Sarah Luecking and Tiffany Luecking, 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 NW 1/4 NW 1/4 SEC 29-34-4E, W.M.

Tax Parcel Number(s): P28416 / 340429-0-236-0009

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: October 27, 2023

Firstways Trust dated September 5, 2023

BY: Derek Wayne ArcherDerek Wayne Archer
TrusteeState of WA
County of WhatcomThis record was acknowledged before me on 10-27-23 by
Derek Wayne Archeras Trusteeof
Firstways Trust dated Sept. 5, 2023Allyson Logan

(Signature of notary public)

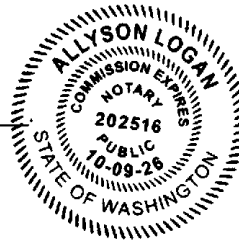
Notary Public in and for the State of WAMy commission expires: 10-9-26

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P28416 / 340429-0-236-0009

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29,
TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION STREET AS ESTABLISHED IN THE
CITY OF MOUNT VERNON, 108 FEET WEST OF THE WEST LINE OF SIXTH STREET AS SHOWN
ON THE PLAT OF CENTRAL ADDITION TO MOUNT VERNON, IF EXTENDED SOUTH; RUNNING
THENCE WEST ALONG THE SOUTH LINE OF SECTION STREET, 58 FEET;
THENCE SOUTH 150 FEET;
THENCE EAST 58 FEET;
THENCE NORTH 150 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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: 200405280128

2. 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."

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. Assessments, if any, levied by City of Mount Vernon.
5. City, county or local improvement district assessments, if any.